City Of est. 1839
BOONVILLE

City of Boonville

March 2, 2026
7:00 PM
City Council Chambers
525 E. Spring Street
Boonville MO 65233

Meeting Live streamed https://www.youtube.com/user/cityofboonvillemo & Channel 3 with Suddenlink Cable TV

I. Call to order – Pledge and Prayer

- **A.** Steve Young

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of Minutes

- **A.** February 2 Council Minutes

V. Consent Items

- **A.** Consider Pay App. No.10-Final in the amount of $64,164.50 to Hydrovac of Missouri for Lead Line Service Inventory.
- **B.** Consider Pay App. No 5 in the amount of $91,366.43 to C.L. Richardson Construction for Water and Sewer Improvements 2025.
- **C.** Consider Pay App No. 10 in the amount of $57,379,93 to GBH Builders for YMCA Renovations

VI. Presentation of Accounts and Claims

- **A.** Appropriations 2.17.2026
- **B.** Appropriations 3.02.2026

VII. Unfinished Business

VIII. New Business

- **A.** First Reading of Bill No. 2026-003 Ordinance Amending the Rates for Water and Wastewater Service Portions of the Schedule of Administrative Fees (Appendix G)
- **B.** First Reading of Bill No. 2026-004 Approving the Budget for FY 2026-27
- **C.** First and Second Reading of Bill No. 2026-005 Approving a final site plan for Boonslick Industries, Dog Grooming Facility, located at 1624 West Ashley Road

D. First Reading of Bill No. 2026-006 Authorizing Execution of State Block Grant Agreement Amendment No. 1 for IIJA Funds for Improvements at the Jesse Viertel Memorial Airport

E. First Reading of Bill No. 2026-007 Authorizing Execution of State Block Grant Agreement Amendment No. 2 for NPE Funds for Improvements at the Jesse Viertel Memorial Airport

F. First Reading of Bill No. 2026-008 Approving a Final Site Plan for McDonald's

G. Consider Resolution R2026-04 Approving an amendment to the development agreement with Kemper Apartments, LLC

IX. Reports of Standing Committees

A. Boonville Housing Authority

B. Board of Public Works Meeting January 29th, 2026

C. Planning and Zoning, February 10, 2026

X. Reports of City Officials

A. Mayor

B. City Administrator

C. City Clerk

D. City Counselor

E. Economic Developer

XI. Miscellaneous

XII. Adjourn

NOTICE: The City of Boonville will comply with the Americans with Disabilities Act (ADA). Individuals who require an accommodation due to disability to attend this meeting should contact our office at (660) 882-2332 or Relay Missouri, 1-800-735-2966 TTY at least 48 hours in advance.

City Of est. 1839
BOONVILLE

City of Boonville

February 2, 2026
7:00 PM
City Council Chambers
525 E. Spring Street
Boonville MO 65233

I. Call to order – Pledge and Prayer

The Boonville City Council met in Regular Session on February 2, 2025, at 7:00 p.m. in the Council Chambers located at 525 East Spring Street, Boonville, Missouri. The following officers were present. Randy Ayers, Sergeant at Arms; Kate Fjell, City Administrator; Ned Beach, Mayor; Amber Davis, City Clerk; and Brad Wooldridge, City Counselor. The meeting was called to order. Tanner Bechtel led the prayer after the Pledge of Allegiance.

II. Roll Call

The following council representatives were present: Barry Elbert, Whitney Venable, Drew Davis, Tanner Bechtel, Steve Young, Susan Meadows, Andrew Cowherd, and Sy Harvell.

III. Hearing of Citizens' Comments

None

IV. Approval of Minutes

A. January 20 Council Minutes

The minutes stand as submitted

V. Consent Items

A. Consider Pay App No. 4 in the amount of $89,728.19 to C.L. Richardson Construction for Water and Sewer Improvements 2025

Mr. Davis moved, and Mr. Cowherd seconded the motion to approve the consent item. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

B. Consider Change Order No. 3 in the amount of $0.00 to CL Richardson Construction for Water and Sewer Improvements 2025.

Mr. Davis moved, and Mr. Cowherd seconded the motion to approve the consent item. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell.

Absent: None
Opposed: None. Motion Carried.

VI. Presentation of Accounts and Claims

Ms. Davis read the ordinance appropriating money in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Venable moved, and Mr. Cowherd seconded the motion to approve the ordinance appropriating money. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

VII. Unfinished Business

A. Second Reading of Bill No. 2026-002 Approving a final site plan for 2150 Main Street, Walmart Addition

Mr. Harvell moved, and Mr. Bechtel seconded the motion to approve the bill. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

VIII. New Business

A. Consider Resolution R2026-02 Authorizing and Approving an Agreement with Cooper County Tax Collector for Tax Collection

Ms. Meadows moved, and Mr. Cowherd seconded the motion to approve the resolution. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

B. Consider Resolution R2026-03 Authorizing and Approving an Agreement with the Cooper County Clerk for Tax Collection

Mr. Venable moved, and Mr. Davis seconded the motion to approve the resolution. Roll call was taken. Ayes: Elbert, Venable, Davis, Bechtel, Young, Meadows, Cowherd, and Harvell. Absent: None
Opposed: None. Motion Carried.

IX. Reports of Standing Committees

None

X. Reports of City Officials

A. Mayor

None

B. City Administrator

Ms. Fjell stated the first reading of the budget would be on the February 17th meeting.
Ms. Fjell stated she would recommend a 3.5% increase on sewer and a 6% increase on water.

C. City Clerk

None

D. City Counselor

None

E. Economic Developer

Economic Developer, Jim Gann, came before the council to give his January report.

XI. Miscellaneous

Chief Cooper, with the fire department, discussed the current staffing and operations and outlined a vision for growth over the next 5 years.

XII. Adjourn

With no further discussion, Mr. Cowherd moved, and Mr. Venable seconded the motion to adjourn at 8:07 p.m, and the voice vote was unanimous.

APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)

Original _____ of 6
Page ____ of

PROJECT: City of Boonville Lead Service Line Inventory

PROJECT NO: 454-306

CONTRACTOR: Hydrovac of Missouri
ADDRESS:
125 Irwin Dr, Jefferson City MO 65109

OWNER: City of Boonville Missouri

APPLICATION NO: 10

APPLICATION DATE: 20-Feb-26

PERIOD FROM: 1/1/2026 - 2/10/2026

ORIGINAL CONTRACT SUM:	$144,800.00
NET CHANGE BY CHANGE ORDERS:	$55,205.00
CONTRACT SUM TO DATE:	$200,005.00
TOTAL STORED TO DATE:	$0.00
TOTAL COMPLETED TO DATE:	$200,005.00
RETAINAGE 5%:	$0.00
TOTAL EARNED LESS RETAINAGE:	$200,005.00
LESS PREVIOUS CERTIFICATES OF PAYMENT:	$135,840.50
CURRENT PAYMENT DUE:	$64,164.50
CONTRACT TIME LIMIT DATE:	March 1st, 2026

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	9/3/2024	$55,205.00	$0.00
2	7/21/2025	$0.00	$0.00
	TOTALS	$55,205.00	$0.00

NET CHANGE BY CHANGE ORDERS: $55,205.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

In accordance with the Contract Documents, based on site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED OF $ 64,164.50
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONTRACTOR:
BY: Marian Luensing
DATE: 2-20-26

OWNER:
BY:

ENGINEER:
BY:

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109 (573)893-5558

Pay Estimate No.10

City of Boonville Lead Service Line Inventory

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	Total Completed Prev. Pay App	Completed This Period	$ Completed This Pay App	Total Completed	Left to Finish	Unit
1	Resident Service Line Visual Inspection	1,105	EA	$ 181.00	$ 200,005.00	790	315	$57,015.00	$200,005.00	0	EA
	Contract Total				$ 200,005.00			$57,015.00	$200,005.00		

APPLICATION AND CERTIFICATE FOR PAYMENT
(PAY ESTIMATE)

Original 1 of 6
Page 1 of 4

PROJECT: Water and Sewer Improvements 2025

PROJECT NO: 454-314

CONTRACTOR: C.L. Richardson Construction
ADDRESS: 15475 US-63 S, Ashland, MO 65010

OWNER: City of Boonville, MO

APPLICATION NO: 5

APPLICATION DATE: 2-Mar-26

PERIOD FROM: 1/17/2026 - 2/13/2026

ORIGINAL CONTRACT SUM:	$1,710,530.69
NET CHANGE BY CHANGE ORDERS:	$0.00
CONTRACT SUM TO DATE:	$1,710,530.69
TOTAL COMPLETED & STORED TO DATE:	$513,272.61
RETAINAGE 10%:	$51,327.26
TOTAL EARNED LESS RETAINAGE:	$461,945.35
LESS PREVIOUS CERTIFICATES OF PAYMENT:	$370,578.92
CURRENT PAYMENT DUE:	$91,366.43
CONTRACT TIME LIMIT DATE:	

ORDER NO.	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	11/17/2025	$0.00	
2	12/1/2025	$0.00	
3	2/2/2026	$0.00	
	TOTALS	$0.00	$0.00

NET CHANGE BY CHANGE ORDERS: $0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

In accordance with the Contract Documents, based on site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED OF $ 91,366.43
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONTRACTOR:

BY: David B Richardson

DATE: 2-24-2026

OWNER:

BY:

ENGINEER:

BY:

MECO ENGINEERING COMPANY, INC.
ENGINEERS * SURVEYORS

2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MO 65109 (573)893-5558

Pay Estimate No.5

Base Bid

Item No.	Description	Contract Quantity	Unit		Unit Price		Total	In Place Prev. Pay App	Installed This Period	$ Installed This Pay App	Total in Place	Left to Finish	Unit
1	Mobilization	1	LS	$	29,152.10	$	29,152.10	1	0	$0.00	$29,152.10	0	LS
2	Traffic Control	1	LS	$	7,480.00	$	7,480.00	0.5	0	$0.00	$3,740.00	0.5	LS
3	Remove Existing Fire Hydrant Assembly (Salvage to City) **(CO#2)**	6	EA	$	926.42	$	5,558.52	4	0	$0.00	$3,705.68	2	EA
4	Fire Hydrant Assembly	8	EA	$	6,828.05	$	54,624.40	6	0	$0.00	$40,968.30	2	EA
5	6" Class 200 PVC Water Main	173	LF	$	31.23	$	5,402.79	118	0	$0.00	$3,685.14	55	LF
6	8" Class 200 PVC Water Main	3,491	LF	$	42.12	$	147,040.92	1829	0	$0.00	$77,037.48	1,662	LF
7	8" Gate Valve with Valve Box	2	EA	$	5,024.85	$	10,049.70	0	0	$0.00	$0.00	2	EA
8	6" Tapping Tee and Valve with Valve Box **(CO #1)**	5	EA	$	5,568.89	$	27,844.45	2	0	$0.00	$11,137.78	3	EA
9	8" Tapping Tee and Valve with Valve Box	3	EA	$	4,872.39	$	14,617.17	2	0	$0.00	$9,744.78	1	EA
10	Full Depth Granular Fill (Water Main Lines) **(CO #1)**	3,690	LF	$	20.13	$	74,279.70	1927	0	$0.00	$38,790.51	1,763	LF
11	Full Depth Granular Fill (Water Service Lines)	969	LF	$	8.62	$	8,352.78	457	0	$0.00	$3,939.34	512	LF
12	Water Service Line	73	EA	$	2,072.12	$	151,264.76	37	0	$0.00	$76,668.44	36	EA
13	1" Saddle and Corp. Stop w/ Curb Box	4	EA	$	365.62	$	1,462.48	4	0	$0.00	$1,462.48	0	EA
14	2" Saddle and Corp. Stop w/ Curb Box **(CO#1)**	2	EA	$	1,047.09	$	2,094.18	2	0	$0.00	$2,094.18	0	EA
15	Water: #12 AWG Solid Copper Clad Steel Locate Wire w/ 0.030" HDPE Blue Insulation **(CO#1)**	3,669	LF	$	0.43	$	1,577.67	2625	0	$0.00	$1,128.75	1,044	LF
16	6" Cap on Existing Water Line	8	EA	$	1,250.86	$	10,006.88	2	0	$0.00	$2,501.72	6	EA
17	8" Cap on Existing Water Line	2	EA	$	1,706.18	$	3,412.36	2	0	$0.00	$3,412.36	0	EA
18	Full Depth Granular Backfill at Sewer Manholes	14	EA	$	554.46	$	7,762.44	4	4	$2,217.84	$4,435.68	6	EA
19	Full Depth Granular Backfill at Sewer Mains	2,433	LF	$	78.26	$	190,406.58	368	585	$45,782.10	$74,581.78	1,480	LF
20	Full Depth Granular Backfill at Sewer Service Lines	458	LF	$	48.42	$	22,176.36	0	0	$0.00	$0.00	458	LF
21	8" PVC SDR 35 Sewer Pipe 0'-6' Deep	92	LF	$	37.20	$	3,422.40	36	0	$0.00	$1,339.20	56	LF
22	8" PVC SDR 35 Sewer Pipe 6'-8' Deep	1,460	LF	$	33.48	$	48,880.80	153	213	$7,131.24	$12,253.68	1,094	LF
23	8" PVC SDR 35 Sewer Pipe 8'-10' Deep	711	LF	$	33.54	$	23,846.94	119	211	$7,076.94	$11,068.20	381	LF
24	8" PVC SDR 35 Sewer Pipe 10'-12' Deep	212	LF	$	51.57	$	10,932.84	41	161	$8,302.77	$10,417.14	10	LF
25	8" PVC SDR 35 Sewer Pipe 12'-14' Deep	19	LF	$	75.50	$	1,434.50	19	0	$0.00	$1,434.50	0	LF
26	48" Std. Manhole w/ Frame and Lid (0'-6' Depth)	15	EA	$	5,221.73	$	78,325.95	4	4	$20,886.92	$41,773.84	7	EA
27	48" Std. Manhole Additional Depth	37.4	VLF	$	602.67	$	22,539.86	15.1	14.1	$8,497.65	$17,597.96	8.2	VLF
28	Abandon Existing Manhole	5	EA	$	885.91	$	4,429.55	3	0	$0.00	$2,657.73	2	EA
29	Polyurea Liner Applied to Manholes	28.8	VLF	$	513.96	$	14,802.05	0	0	$0.00	$0.00	28.8	VLF
30	Sewer Service Lines	57	EA	$	624.94	$	35,621.58	0	0	$0.00	$0.00	57	EA
31	Remove Improvements (Concrete)	253	SY	$	16.89	$	4,273.17	0	0	$0.00	$0.00	253	SY
32	Subgrade Compaction	427	SY	$	2.92	$	1,246.84	0	0	$0.00	$0.00	427	SY
33	4" Type 5 Aggregate	152	SY	$	15.04	$	2,286.08	0	0	$0.00	$0.00	152	SY
34	4" Concrete Sidewalk	68	SY	$	162.00	$	11,016.00	0	0	$0.00	$0.00	68	SY
35	30" Type A Curb and Gutter Including MoDOT Type 5 Aggregate Base	268	LF	$	106.04	$	28,418.72	0	0	$0.00	$0.00	268	LF
36	18" Roll Back Curb and Gutter Including MoDOT Type 5 Aggregate Base	147	LF	$	91.45	$	13,443.15	0	0	$0.00	$0.00	147	LF
37	Fertilizing, Seeding and Mulching	1	LS	$	1,194.33	$	1,194.33	0	0	$0.00	$0.00	1	LS
38	Adjust Utilities	15	EA	$	237.11	$	3,556.65	0	0	$0.00	$0.00	15	EA
39	Raise Manhole Lid	20	EA	$	725.72	$	14,514.40	0	0	$0.00	$0.00	20	EA
40	Remove Improvements	174	SY	$	15.60	$	2,714.40	0	0	$0.00	$0.00	174	SY

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	$ Installed This Pay App	Total in Place	Left to Finish	Unit
41	Remove Unsuitable Materials	45	CY	$ 6.24	$ 280.80	0	0	$0.00	$0.00	45	CY
42	Rock Backfill in Unsuitable Material Areas	45	CY	$ 39.93	$ 1,796.85	0	0	$0.00	$0.00	45	CY
43	Geotextile Separation Fabric	238	SY	$ 2.40	$ 571.20	0	0	$0.00	$0.00	238	SY
44	6" Type 5 Aggregate	174	SY	$ 67.37	$ 11,722.38	0	0	$0.00	$0.00	174	SY
45	Tack Coat	467	GAL	$ 8.80	$ 4,109.60	0	0	$0.00	$0.00	467	GAL
46	3" Plant Mix Bituminous Black Base	174	SY	$ 33.41	$ 5,813.34	0	0	$0.00	$0.00	174	SY
47	8" Thk PCC Pavement	84	SY	$ 145.20	$ 12,196.80	0	0	$0.00	$0.00	84	SY
48	Mill and 3" Black Base	2,820	SY	$ 43.14	$ 121,654.80	0	0	$0.00	$0.00	2,820	SY
49	2" BP-1 Overlay	9,337	SY	$ 12.82	$ 119,700.34	0	0	$0.00	$0.00	9,337	SY
50	2" Edge Mill w/ Butt Joint	1,918	SY	$ 17.40	$ 33,373.20	0	0	$0.00	$0.00	1,918	SY
51	Gravel Approach	29	EA	$ 575.48	$ 16,688.92	0	0	$0.00	$0.00	29	EA
52	Contingency **(CO #3)**	1	LS	$ 67,585.81	$ 67,585.81	0	0	$0.00	$0.00	1	LS
74	Locating Main at Reams & Hickman **(CO #1)**	1	LS	$ 5,676.00	$ 5,676.00	1	0	$0.00	$5,676.00	0	LS
75	4" Tapping Tee and Valve with Valve Box **(CO #1)**	1	EA	$ 5,538.41	$ 5,538.41	1	0	$0.00	$5,538.41	0	EA
76	2" Blue Polyethylene Plastic Tubing **(CO#1)**	25	LF	$ 48.48	$ 1,212.00	25	0	$0.00	$1,212.00	0	LF
77	2" Live Tap w/ Fittings **(CO#1)**	1	EA	$ 3,516.00	$ 3,516.00	1	0	$0.00	$3,516.00	0	EA
78	Onsite Coring of Manhole less than 1' **(CO#2)**	1	EA	$ 400.00	$ 400.00	1	0	$0.00	$400.00	0	EA
79	Onsite Coring of Manhole 3.5' **(CO#3)**	2	EA	$ 1,000.00	$ 2,000.00	1	1	$1,000.00	$2,000.00	0	EA
80	Additional Labor Resetting Manhole F4-28 **(CO#2)**	1	LS	$ 7,006.50	$ 7,006.50	1	0	$0.00	$7,006.50	0	LS
81	MS Plug Fast-Setting Hydraulic Cement **(CO#2)**	2	EA	$ 100.00	$ 200.00	1	0	$0.00	$100.00	1	EA
82	6" PVC SDR 35 Sewer Pipe **(CO#2)**	5	LF	$ 94.43	$ 472.15	5	0	$0.00	$472.15	0	LF
83	Remodel Invert on MH E4-30 Sycamore & 4th Street (CO#3)	1	EA	$ 622.80	$ 622.80	0	1	$622.80	622.8	0	EA
				Base Bid Total	$ 1,523,604.35			$101,518.26	$513,272.61		

Alternate No. 1

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	$ Installed This Pay App	Total in Place	Left to Finish	Unit
53	Mobilization	1	LS	$ 6,051.05	$ 6,051.05	0	0	$0.00	$0.00	1	LS
54	Traffic Control	1	LS	$ 7,480.00	$ 7,480.00	0	0	$0.00	$0.00	1	LS
55	Full Depth Granular Backfill at Sewer Mains	86	LF	$ 21.49	$ 1,848.14	0	0	$0.00	$0.00	86	LF
56	8" PVC SDR 26 Sewer Pipe 0'-6' Deep	32	LF	$ 51.73	$ 1,655.36	0	0	$0.00	$0.00	32	LF
57	8" PVC SDR 26 Sewer Pipe 6'-8' Deep	140	LF	$ 38.45	$ 5,383.00	0	0	$0.00	$0.00	140	LF
58	8" PVC SDR 26 Sewer Pipe 8'-10' Deep	293	LF	$ 37.34	$ 10,940.62	0	0	$0.00	$0.00	293	LF
59	8" PVC SDR 26 Sewer Pipe 10'-12' Deep	392	LF	$ 52.48	$ 20,572.16	0	0	$0.00	$0.00	392	LF
60	8" PVC SDR 26 Sewer Pipe 12'-14' Deep	106	LF	$ 54.89	$ 5,818.34	0	0	$0.00	$0.00	106	LF
61	8" PVC Restrained Joint Pipe 0'-6' Deep	66	LF	$ 58.74	$ 3,876.84	0	0	$0.00	$0.00	66	LF
62	8" PVC Restrained Joint Pipe 6'-8' Deep	17	LF	$ 81.76	$ 1,389.92	0	0	$0.00	$0.00	17	LF
63	8" PVC Restrained Joint Pipe 8'-10' Deep	27	LF	$ 69.75	$ 1,883.25	0	0	$0.00	$0.00	27	LF
64	8" PVC Restrained Joint Pipe 10'-12' Deep	33	LF	$ 81.10	$ 2,676.30	0	0	$0.00	$0.00	33	LF
65	14" Steel Casing Pipe	123	LF	$ 171.39	$ 21,080.97	0	0	$0.00	$0.00	123	LF
66	48" Std. Manhole w/ Frame and Lid (0'-6' Depth)	9	EA	$ 5,221.83	$ 46,996.47	0	0	$0.00	$0.00	9	EA
67	48" Std. Manhole Additional Depth	35.2	VLF	$ 598.82	$ 21,078.46	0	0	$0.00	$0.00	35.2	VLF
68	4" Concrete Sidewalk Including MoDOT Type 5 Aggregate Base	4	SY	$ 276.80	$ 1,107.20	0	0	$0.00	$0.00	4	SY
69	6" Concrete Replace Concrete Flume	19	LF	$ 317.00	$ 6,023.00	0	0	$0.00	$0.00	19	LF

Pay Estimate No. 5 Continued

Item No.	Description	Contract Quantity	Unit	Unit Price	Total	In Place Prev. Pay App	Installed This Period	$ Installed This Pay App	Total in Place	Left to Finish	Unit
70	8" Concrete Pavement Replace Including MoDOT Type 5 Aggregate Base	40	LF	$ 236.60	$ 9,464.00	0	0	$0.00	$0.00	40	LF
71	Asphalt Pavement Replace	19	LF	$ 204.60	$ 3,887.40	0	0	$0.00	$0.00	19	LF
72	30" Type A Curb and Gutter Including MoDOT Type 5 Aggregate Base	16	LF	$ 109.13	$ 1,746.08	0	0	$0.00	$0.00	16	LF
73	Fertilizing, Seeding and Mulching	1	LS	$ 5,967.78	$ 5,967.78	0	0	$0.00	$0.00	1	LS
				Alternate No. 1 Total	$ 186,926.34			$0.00	$0.00		
				Total Contract	**$ 1,710,530.69**			**$ 101,518.26**	**$ 513,272.61**		

PORTER, BERENDZEN & ASSOCIATES, P.C.
ARCHITECTURE
200 South Henry Clay Blvd.
P.O. Box 446
Ashland, MO 65010
(573) 657-2022
E-mail: jay@pba-architecture.com

February 6, 2026

Kate Fjell – City Administrator
City of Boonville
401 Main Street
Boonville, Missouri 65233
660-882-2332

Re: Remodeling at Boonslick Heartland YMCA - General Contractor Pay Application No. 10

We have reviewed the AIA Document G702 - Application for Payment No. 10 from GBH Builders. We have reviewed the amount requested and believe it to be appropriate.

We have also received payroll reports and Lien Waivers, see attached. We will include this information with each Pay Application. We will also compile all paperwork for you to be presented at the completion of the project.

Change Order #1 has been issued and executed. We will generate a Change Order #2 to capture all remaining approved proposals to date. Note that Change Order #2 is NOT reflected on the Pay Application #10. The Change Order #2 will be issued prior to the next pay request and will be reflected on Pay Application #11 which should be the final Pay Application.

Please review the Pay Application. Please pay the 'Amount Certified' on page 1 of the Application. Please make payment directly to the contractor.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Jay D. Berendzen, AIA - PORTER, BERENDZEN & ASSOCIATES, P.C.

AIA Document G702 - 1992

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Boonville
401 Main Street
Boonville MO 65233

PROJECT: Boonslick YMCA
401 Main Street
Boonville MO 65233

APPLICATION NO: 10
PERIOD TO: 01/27/2026
CONTRACT DATE:
PROJECT NOS:

DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

FROM CONTRACTOR: GBH Builders, Inc.
PO Box 945
Jefferson City MO 65102

VIA ARCHITECT:

APPROVED
By Jay D. Berendzen - February 6, 2026

CONTRACT FOR: 1327 - Boonslick YMCA

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	$1,007,000.00
2. NET CHANGES IN THE WORK	$19,808.60
3. CONTRACT SUM TO DATE *(Line 1 ± 2)*	$1,026,808.60
4. TOTAL COMPLETED AND STORED TO DATE: *(Column G on G703)*	$1,026,808.60
5. RETAINAGE:	
a. 0.00 % of Completed Work *(Column D+E on G703)*	
b. 0.00 % of Stored Material *(Column F on G703)*	
Total Retainage *(Lines 5a + 5b or Total in Column I on G703)*	$50,350.00
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*	$976,458.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 From Prior Certificate)*	$919,078.67
8. CURRENT PAYMENT DUE	$57,379.93
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*	$50,350.00

SUMMARY OF CHANGE IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this month including Construction Change Directives		
TOTALS		
NET CHANGES IN THE WORK		19,808.60

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: GBH Builders, Inc.

By: _____ Date: 1-26-26

State of : Missouri
County of: Cole
Subscribed and sworn to before me on 01/27/2026

Notary Public: _____
My commission expires: 07/01/2028

Chad Nierman
Notary Public-Notary Seal
Commissioned for Cole County
My Commission expires 7/1/2028
Commission # 24870626

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $ $57,379.93

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ **Date:** 02-06-2026

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to all rights of the Owner or Contractor under this Contract.

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AIA Document G703 - 1992

CONTINUATION SHEET

AIA Document, G702-1992, Application and Certification for Payment, or G736-2009,
Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are in US dollars nearest dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION N0: 10
APPLICATION DATE: 01/27/2026
PERIOD TO: 01/27/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED	%	BALANCE TO FINISH	RETAINAGE
1	General Conditions	12,401.31	11,176.31	1,225.00		12,401.31	100		620.07
2	Bond	10,056.00	10,056.00			10,056.00	100		502.80
3	Contingency Allowance	25,000.00	13,482.00	11,518.00		25,000.00	100		1,250.00
4	Supervision	68,597.90	61,462.90	7,135.00		68,597.90	100		3,429.90
5	Demolition-Labor	46,110.00	46,110.00			46,110.00	100		2,305.50
6	Demolition-Material	6,625.00	6,625.00			6,625.00	100		331.25
7	Masonry	6,254.00	6,254.00			6,254.00	100		312.70
8	Carpentry-Labor	39,766.96	39,766.96			39,766.96	100		1,988.35
9	Carpentry-Misc Material	9,275.00	9,275.00			9,275.00	100		463.75
10	Casework	17,097.80	17,097.80			17,097.80	100		854.89
11	Casework Install	6,890.00	6,890.00			6,890.00	100		344.50
12	Countertops	19,239.00	19,239.00			19,239.00	100		961.95
13	Joint Sealants	530.00	530.00			530.00	100		26.50
14	HM Frames/Door/Harware	41,340.00	41,340.00			41,340.00	100		2,067.00
15	HM Frames/Door/Hardware Install	8,480.00	8,480.00			8,480.00	100		424.00
16	Glass & Glazing	11,991.73	10,793.00	1,198.73		11,991.73	100		599.59
17	Metal Frames/Insulation/Sheetrock	58,300.00	58,300.00			58,300.00	100		2,915.00
18	Tape/Finish	26,182.00	26,182.00			26,182.00	100		1,309.10
19	ACT & Suspended Ceilings	18,020.00	18,020.00			18,020.00	100		901.00
20	Plaster Repair	34,874.00	34,874.00			34,874.00	100		1,743.70
21	LVT/Resinous Flooring/Base	46,102.58	44,723.70	1,378.88		46,102.58	100		2,305.13
22	Self-Leveler for Floors	34,322.80	34,322.80			34,322.80	100		1,716.14

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CONTINUATION SHEET

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PERIOD TO: 01/27/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED	%	BALANCE TO FINISH	RETAINAGE
23	PVC Wall Tile	10,071.06	10,071.06			10,071.06	100		503.55
24	Interior Painting	62,707.48	56,437.40	6,270.08		62,707.48	100		3,135.37
25	Signage	1,240.20		1,240.20		1,240.20	100		62.01
26	Toilet Compartments	8,360.22	8,360.22			8,360.22	100		418.01
27	Toilet Accessories	9,294.08	9,294.08			9,294.08	100		464.70
28	Fire Extimguishers	685.82	685.82			685.82	100		34.29
29	Lockers	33,742.98	33,742.98			33,742.98	100		1,687.15
30	Locker Install	6,018.68	6,018.68			6,018.68	100		300.93
31	Plumbing Mobilization/Submittals	10,600.00	10,600.00			10,600.00	100		530.00
32	Plumbing Demolition	8,480.00	8,480.00			8,480.00	100		424.00
33	Below Grade Plumbing	48,183.36	48,183.36			48,183.36	100		2,409.17
34	Above Grade Plumbing	62,152.04	62,152.04			62,152.04	100		3,107.60
35	Plumbing Fixtures	13,780.00	11,024.00	2,756.00		13,780.00	100		689.00
36	Plumbing Insulation	5,416.60	5,416.60			5,416.60	100		270.83
37	HVAC Rough-In	14,310.00	10,733.00	3,577.00		14,310.00	100		715.50
38	Mech Equipment	56,498.00	42,374.00	14,124.00		56,498.00	100		2,824.90
39	HVAC Devices and Start-up	17,702.00	13,277.00	4,425.00		17,702.00	100		885.10
40	HVAC-2nd Floor	1,590.00	1,590.00			1,590.00	100		79.50
41	Electrical Admin	2,120.00	2,120.00			2,120.00	100		106.00
42	Lighting Fixtures	10,600.00	10,600.00			10,600.00	100		530.00
43	Electrical Devices	3,180.00	2,120.00	1,060.00		3,180.00	100		159.00
44	Fire Alarm	5,512.00	3,180.00	2,332.00		5,512.00	100		275.60

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APPLICATION N0: 10
APPLICATION DATE: 01/27/2026
PERIOD TO: 01/27/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED	%	BALANCE TO FINISH	RETAINAGE
45	Electrical Labor and Misc Materials	67,299.40	65,140.00	2,159.40		67,299.40	100		3,364.97
46	CO #1	19,808.60	19,808.00	0.60		19,808.60	100		
	Totals:	**1,026,808.60**	**966,408.71**	**60,399.89**		**1,026,808.60**			**50,350.00**

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ORDINANCE APPROPRIATING MONEY

Be it Ordained by the Council of the City of Boonville as follows:

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on **02.17.2026** the sum of **$378,486.57**

General Fund	$192,148.61
Sanitation	$4,637.18
CIP Tax	$25,374.49
Water Works	$50,338.51
Capital Projects	$0.00
Waste Water	$51,440.23
Tourism	$10,987.06
Gaming	$34,842.74
Parks/Water	$8,717.75
Kemper Sales Tax	$0.00
Economic Development Projects	$0.00

Section 2: The Accountant is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to **$378,486.57** being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on **02.17.2026** read for the second time this **02.17.2026** since a copy was made available prior to the meeting.

Approved **02.17.2026**

_____
Mayor

Endorsed **02.17.2026** : I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

_____
Accountant

ORDINANCE APPROPRIATING MONEY

Be it Ordained by the Council of the City of Boonville as follows:

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on **03.02.2026** the sum of **$553,158.30**

General Fund	$218,344.26
Sanitation	$3,869.96
CIP Tax	$75,122.16
Water Works	$132,587.05
Capital Projects	$2,859.61
Waste Water	$89,785.82
Tourism	$6,282.39
Gaming	$9,052.05
Parks/Water	$13,775.00
Kemper Sales Tax	$1,480.00
Economic Development Projects	$0.00

Section 2: The Accountant is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to **$553,158.30** being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on **03.02.2026** read for the second time this **03.02.2026** since a copy was made available prior to the meeting.

Approved **03.02.2026**

_____
Mayor

Endorsed **03.02.2026** : I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

_____
Accountant

BILL NO. 2026-003 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI AMENDING THE WATER SERVICE RATES AND WASTEWATER SERVICE RATES PORTIONS OF THE SCHEDULE OF ADMINISTRATIVE FEES (APPENDIX G IN THE CODE OF GENERAL ORDINANCES); PROVIDING AN EFFECTIVE DATE THEREFORE; AND REPEALING PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE

WHEREAS: The City of Boonville first adopted its Schedule of Administrative Fees as Ordinance No. 4018 on September 5, 2006 and has found it necessary to amend the fee schedule from time to time to respond to rising costs of services and other economic conditions effecting the administration of local government; and

WHEREAS: the attached Exhibit amending the Water Service Rates section (21-157 (a)(4)(c) and Wastewater Sewer Rates section 21-148 (d)(3) portions of the Schedule of Administrative Fees, Revised April 1, 2026, is based on City paying all expenses associated with said water and wastewater systems and to charge the users of said system accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: That the City of Boonville, Missouri shall amend the **Water Service Rates Section 21-157 (a)(4)(c) and Wastewater Sewer Rates Section 21-148 (d)(3)** of the Schedule of Administrative Fees (Appendix G in the Code of General Ordinances), prescribed and set forth in the **two amended portions** of the **Schedule of Administrative Fees, Revised April 1, 2026** attached hereto as **Exhibit A** and incorporated by reference as if fully set forth herein.

SECTION 2: That the rates set forth herein, shall become effective April 1, 2026.

SECTION 3: This Ordinance shall take effect and be in full force from and after its passage and approval.

FIRST READING: MARCH 2, 2026

READ FOR THE SECOND TIME AND PASSED THIS 16TH DAY OF MARCH 2026 AFTER A COPY OF THIS ORDINANCE AND REFERENCE REVISED SCHEDULE OF ADMINISTRATIVE FEES HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST AND SECOND READINGS.

_____
President of the Council

APPROVED THIS 16TH DAY OF MARCH 2026.

_____
Ned Beach, Mayor

ATTEST:

_____
Amber Davis, City Clerk

Revised April 1, 2026

CITY OF BOONVILLE
SCHEDULE OF ADMINISTRATIVE FEES

Code Section	Description	Fee
21-13 (b)	**Water system connection permit fees (tap fees)**	
	Residential and Commercial Tap Fees Connections on Same side of Water Main	**$350.00 plus cost of materials***
	Connections Across the Street from Water Main, requiring a push * Upon determination of the Director of Public Works or his/her designee, the cost may be administratively determined to reflect the cost of materials and/or labor.	**$450.00 plus cost of materials***
	Water, Sewer, and Solid Waste Disposal Fees	
21-163 (b) & (c)	**Water Deposit to Establish Service - based on meter size***	
	A.T.& G. Deposit	**$5.00**
	Service Charge	**$5.00**
	Meter Size	
	5/8" Meter	**$190.00**
	3/4" Meter	**$190.00**
	1" Residential Meter	**$340.00**
	1" Commercial Meter	**$790.00**
	1 1/2" Meter	**$1,090.00**
	≥ 2" Meter	**$1,990.00**
	*Customer must pay Water Meter Deposit, A.T. & G. Deposit, and Service Charge Deposit to establish service	
21-144 (a)	**Disconnection Fee**	**$50.00**
21-148 (d) (6) (b)	**Late Payment Penalty**	**$10.00**
21-157 (a) (4) (c)	**Water Service Rates, per month:**	
	1. For the first one thousand (1,000) gallons of water consumed each month, the amount shall be appropriate minimum monthly water rate charge given below.*	**Minimum Monthly Charges per Meter Size Below***
	2. For the next nine thousand (9,000) gallons of water consumed each month, at a rate of:	**$9.95 per each one thousand (1,000) gallons**
	3. For the next forty thousand (40,000) gallons of water consumed each month, at a rate of:	**$7.75 per each one thousand (1,000) gallons**
	4. For the next actual usage of water consumed each month, at a rate of:	**$7.12 per each one thousand (1,000) gallons**

CITY OF BOONVILLE
SCHEDULE OF ADMINISTRATIVE FEES

Code Section	Description	Fee
	Water, Sewer, and Solid Waste Disposal Fees (cont.)	
21-157 (a) (4) (c)	**Water Service Rates, per month:** (cont.)	
	***Minimum Monthly Charge Per meter Size:**	
	5/8 inch and 3/4 inch meter	**$36.05**
	1 inch meter	**$61.13**
	1 1/2 inch meter	**$103.48**
	2 inch meter	**$155.18**
	3 inch meter	**$274.32**
	4 inch meter	**$445.18**
	6 inch meter	**$871.60**
21-158 (b)	**Water Service Rates each month for Consumers Outside the City Limits**	**2 times the water rate for the same amount of water supplied to consumers within the city limits**
	Water Service Rates each month for Consolidated Public Water Supply District #1 of Cooper County	**10% Less the water rate for the same amount of water supplied to consumers within the city limits**
21-148 (d) (3)	**Wastewater Sewer Rates:**	
	Fixed charge per month per meter:	**$27.20 per meter**
	In addition, each contributor shall pay a commodity charge for operations and maintenance including a cost per one thousand (1,000) gallons of metered water (or wastewater) per month:	**$10.17 per one thousand (1,000) gallons**
	Therefore, the minimum charge each month will be:	**$37.37 per month**
21-148 (d)(6)(d)	**Sewer Service Rates each month for users outside the corporate limits of the city:**	**2 times the regular rate**
21-181 21-181(a)	**Solid Waste Collection Fees:** Service Fee for each **residential unit** served (including two and three unit occupancies)	**$24.32 per month**
21-181 (b)	**Residential/Multi-Family Dwellings - Per unit/Hand Pick-up Frequency of Pick-Up (Times/week)**	**Per Month**
	One pick-up per week	**$24.32**
	Two pick-ups per week	**$33.74**
	Three pick-ups per week	**$46.94**
	Four pick-ups per week	**$60.10**
	Five pick-ups per week	**$73.35**

BILL NO. 2026-004 **ORDINANCE NO. _____**

AN ORDINANCE ACCEPTING AND APPROVING THE BUDGET FOR THE CITY OF BOONVILLE, MISSOURI, FOR THE PERIOD OF APRIL 1, 2026 THROUGH MARCH 31, 2027

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: The Budget for the City of Boonville, for the year beginning April 1, 2026 and ending March 31, 2027, attached hereto as **Exhibit A**, is hereby approved and accepted.

SECTION 2: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: MARCH 2, 2026.

SECOND READING: MARCH 16, 2026.

READ FOR THE SECOND TIME AND PASSED THIS 16TH DAY OF MARCH 2026, AFTER A COPY OF THIS ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

_____
President of the Council

APPROVED THIS 16TH DAY OF MARCH 2026

_____
Ned Beach, Mayor

ATTEST:

_____
Amber Davis, City Clerk

CITY OF BOONVILLE
FY 2026-2027 BUDGET
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EXPENDITURE SUMMARY

CITY OF BOONVILLE

FY 2026-2027 BUDGET

General Fund (01)		
Administration		1,002,200
Police Department		2,735,850
Fire Department		959,295
Street Department		834,200
Central Garage		52,740
Airport		144,250
Animal Control		204,120
Parks & Recreation		597,150
Swimming Pool		100,700
Non-Operating - Projects		9,000
Cemetery		18,090
Municipal Court		43,650
Debt Service - COPs		657,355
Fund Total		$7,358,600
Solid Waste (02)		
Collection/Health		$989,000
Capital Sales Tax (05)		
Capital Projects (Audit, Prof. Srvc., Street, Other, Veh. Stickers, Local Agncy, Parks)		605,090
Capital Projects - Public Safety		118,400
Economic Development		246,510
Fund Total		$970,000
Waterworks (06)		
Administration		612,950
Distribution		422,550
Treatment		1,742,350
Debt Service		160,000
Capital		965,000
Fund Total		$3,902,850

EXPENDITURE SUMMARY

CITY OF BOONVILLE

FY 2026-2027 BUDGET

Continued

Capital Improvements (07)	
Projects	$885,074
Wastewater (08)	
Administration	$590,450
Collection	374,750
Treatment	1,198,500
Debt Service	100,615
Capital	1,155,935
Fund Total	$3,420,250
Tourism Tax (16)	$322,100
Gaming Taxes (17)	$3,024,098
Parks-Stormwater Sales Tax (20-291)	$860,500
Parks-Stormwater Sales Tax - Mo Soccer Park Oprtns (20-292)	$119,500
Kemper Project funded by Temp Sales Tax (21-211)	$4,700,000

REVENUE DETAIL

		BUDGET	PROJECTED	BUDGET
	GENERAL FUND - 01-000	FY	FY	FY
		2025-26	2025-26	2026-27
60104	Real Estate Tax	$590,000	$602,000	$600,000
60204	Personal Property Tax	180,000	200,000	200,000
60304	Surcharge (M & M)	78,000	78,000	78,000
60404	Railroad & Utilities	48,000	49,600	49,000
61004	Interest, Delinq. Tax	10,000	7,500	10,000
62004	Ameren UE Franchise Tax	570,000	630,000	625,000
62104	Co-Mo Franchise Tax	10,000	4,500	5,000
62204	Telephone Franchise Tax	16,000	73,000	72,000
62214	Other Franchise Tax	65,000	0	0
62304	CATV Franchise Tax	5,000	5,000	5,000
62404	Water Meter Tax	11,000	11,000	11,000
63104	Merchant License	55,000	55,000	55,000
63204	Cigarette Tax	30,000	28,000	30,000
63304	Animal Adoption	10,000	13,500	15,000
63404	Building Permits	25,000	30,000	32,000
63504	Municipal Court Fines	60,000	37,000	45,000
63604	Court Costs - $2	2,500	2,000	2,502
63614	POST Fund	500	500	500
64004	Sales Tax	1,950,000	1,977,750	1,972,000
64024	Marijuana Tax	15,000	15,000	15,000
64054	Use Tax	350,000	350,000	350,000
64104	Vehicle Sales Tax/Fees	120,000	150,000	150,000
64204	Financial Instituition Tax	2,000	1,500	2,000
64404	Miscellaneous	45,000	45,000	45,000
64504	Interest	250,000	250,000	250,000
64804	Interfund Service Fees	335,000	335,000	350,000
64824	Project Fee	18,000	18,000	18,000
64834	Garage Labor Charges	2,500	2,500	2,500
65004	Gas Tax	275,000	300,000	292,000
65204	Special Road Tax	85,000	85,000	85,000
65404	Pool Admittance Fees	78,000	65,000	72,000
65414	Pool Concessions	42,000	39,500	42,500
65424	Swim Lessons	5,000	3,500	3,500
65434	Season Pass	0	17,135	20,000
66004	Hangar Fees	97,000	85,000	97,000
66104	Tie Down Fees	1,000	500	1,000
66204	Airport Gas Sales	175,000	175,000	175,000
66404	Fixed Base Operator Fees	400	425	400
66434	Rental Fees	70,000	75,000	75,000
66504	Grants	0	0	0
66704	School Resource Officer	110,325	110,325	117,698
68504	Transfers from Other Funds-Op	730,000	730,000	730,000
68514	Transfers from Other Funds-COP	735,000	735,000	658,000
	Total General Revenue	$7,257,225	$7,392,735	$7,358,600

		BUDGET FY 2025-26	PROJECTED FY 2025-26	BUDGET FY 2026-27
	Sanitation Fund - 02-000			
64404	Miscellaneous	$0	$10,000	$0
64504	Interest	10,000	10,000	15,000
67014	Collection Fees	875,000	955,000	928,000
67104	Fuel Surcharge Fees	33,000	23,545	0
67114	Transfer Station Royalties	50,000	45,000	46,000
68504	Transfer From Other Funds	0	0	0
	Total	$968,000	$1,043,545	$989,000
	Capital Improv. Sales Tax Fund - 05-000			
64004	Half Cent Sales Tax	$840,000	$915,000	$885,000
64024	Marijuana Sales Tax	$85,000	$60,000	$30,000
64054	Use tax	$320,000	$300,000	$30,000
64404	Miscellaneous	$0	$50,000	$0
64504	Interest	$20,000	$45,000	$25,000
68504	Transfer From Other Funds	$0	$0	$0
	Total	$1,265,000	$1,370,000	$970,000
	Water Works Fund - 06-000			
64404	Miscellaneous	$2,500	$39,000	$35,000
64504	Interest	65,000	104,000	76,850
68014	Water Revenue Sales	3,150,000	3,230,000	3,405,000
68154	Penalties	50,000	45,000	50,000
68204	Materials/Services Sold	15,000	5,000	5,000
68304	Turn Ons/Services	12,000	12,000	14,000
68504	Transfer-COP 08	103,085	100,000	160,000
	Total	$3,397,585	$3,535,000	$3,745,850

		BUDGET FY 2025-26	PROJECTED FY 2025-26	BUDGET FY 2026-27
	Capital Projects - 07-000			
64404	Miscellaneous-Various	$0	$0	$0
64504	Interest	0	0	0
64514	Other Interest	0	0	0
65614	MODOT State Block Grant - Taxilane	1,706,800	1,500,000	0
66104	STP Grant	500,000	25,000	285,074
68504	Tranfer From Other Funds	0	0	100,000
66524	County ARPA Grant	0	0	0
66534	Federal ARPA Grant	170,000	100,000	70,000
66544	CDBG Funds	0	0	500,000
	Total	$2,376,800	$1,625,000	$955,074

		BUDGET FY 2025-26	PROJECTED FY 2025-26	BUDGET FY 2026-27
	Wastewater Fund - 08-000			
64404	Miscellaneous	$0	$100,000	$80,000
64504	Interest	65,000	110,000	100,000
68114	Sewer User Charges	3,120,000	3,250,000	3,236,750
68204	Materials & Serv. Sold	0	0	0
68304	Turn On/Services	3,500	0	3,500
68604	Transfer From Other Funds	0	0	0
	Total	$3,188,500	$3,460,000	$3,420,250
	Tourism Tax -16-000			
64014	Tourism Tax or was 16-6440	255,000	265,000	267,000
64404	Miscellaneous was 16-6641	500	500	500
64444	Sale of Merchandise	26,500	26,500	28,000
64534	Interest	8,450	12,000	8,500
65404	Admittance Fees	3,000	3,000	3,000
66434	Rentals	500	100	100
66454	Grants	20,000	15,000	15,000
68504	Transfer From Other Funds	0	0	0
	Total	$313,950	$322,100	$322,100
	Gaming Revenue - 17-000			
64504	Interest	$25,000	$50,000	$34,098
66614	Gaming Tax	1,800,000	1,890,000	1,840,000
66624	Admissions Tax	1,150,000	1,150,000	1,150,000
	Total	$2,975,000	$3,090,000	$3,024,098
	Parks-Stormwater Sales Tax - 20-000			
64004	Half Cent Sales Tax	$850,000	$904,000	$900,000
64054	Use Tax	$0	$0	$0
64404	Miscellaneous	0	1,200	0
64504	Interest	20,000	35,000	30,000
65004	Mo Soccer Park Rentals	40,000	55,000	50,000
68504	Transfer From Other Funds	0	0	
	Total	$910,000	$995,200	$980,000

		BUDGET FY 2025-26	PROJECTED FY 2025-26	BUDGET FY 2026-27
	Kemper Project funded by Temp Sales Tax - 21-000			
64004	7/8 Sales Tax	$0	$19,618	$0
64054	Use Tax wasn't in BSA	$80,000	$80,000	$0
64404	Miscellaneous	0	0	0
64504	Interest	5,000	0	0
66544	Grant Funding	0	0	500,000
68504	Transfer From Other Funds	0	0	0
	Total	$85,000	$99,618	$500,000
	REVENUE FUNDS CARRIED OVER			
01	General Fund - 01	$106,535		$0
02	Sanitation Fund - 02	$0		$0
05	Capital Improv. Sales Tax Fund - 05	$200,000		$150,000
06	Water Works Fund - 06	$450,000		$157,000
07	Capital Project - 07	$0		$0
08	Wastewater Fund - 08	$300,000		$0
16	Tourism Tax - 16	$0		$0
17	Gaming Revnue - 17	$212,345		$395,000
20	Parks-Stormwater Sales Tax - 20	$0		$0
21	Kemper Project funded by Temp Tax - 21	$3,500,000		$4,200,000
	Total	$4,768,880	$0	$4,902,000

Fund **General** | Department **Administration** | 01-101

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$723,600	$749,500	$765,850
Non-Personnel	$241,950	$227,200	$236,350
Capital	$0	$0	$0
TOTAL	$965,550	$976,700	$1,002,200

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1003	Mayor	1
1003	Council Members	8
1000	Administrator -- 1/3	1
1000	Assistant to City Administrator	1
1000	City Clerk	1
1000	Admin. Secretary	1
1000	Accountant	1
1000	Building Inspector	1
1000	Custodian	1
	Subtotal of full time	7

This activity serves as the legislative and administrative center for ther services provided by the City of Boonville. Among the functions of this department are the Mayor, City Council, general management, personnel, finance, licensing, building inspector, purchasing, budget control, idle fund management, record management, land use and development planning and general information. These activities endeavor to accomplish the effective coordination, effective operation, and responsible direction of City personnel and resources.

FUND			FY 2026-2027 BUDGET				11
GENERAL			DEPARTMENT				
01-101			**ADMINISTRATION**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				509000	$533,000	$545,000
10035	Elected Officials Salaries				14100	$14,100	$14,100
10105	Overtime				500	1,400	750
10205	FICA				39000	39,000	41,000
10305	Health Insurance				88000	88,000	90,000
10605	Retirement (LAGERS)				70000	70,000	72,000
10805	Workers Compensation				3000	4,000	3,000
10905	Unemployment Compensation				0	0	0
		Subtotal			$723,600	$749,500	$765,850
	NON-PERSONNEL						
20105	Advertising				1500	1,850	2,000
20205	Electricity/Gas				22000	20,000	21,000
20305	Postage				2500	1,750	2,300
20405	Printing				1750	350	1,750
20505	Telephone				13500	13,500	13,500
20605	Operational Supplies				1000	500	1,000
20705	Miscellaneous				2500	2,000	2,500
20905	Tires				500	0	1,500
21105	Motor Fuel/Lubrication				5000	4,200	4,500
21305	License Fees				500	0	0
21605	Janitorial				2000	3,200	3,200
23305	Food & Subsistence				2500	2,350	2,500
23405	Office Supplies				3000	3,000	3,000
24005	First Aid/Drug Test				500	500	500
24205	Special Event				10000	10,000	10,000
24605	Bldg/Grounds Maint.				5000	4,300	5,000
24705	Auto & Machine Maint.				1500	1,200	1,500
24905	Other Maintenance				500	500	500
30105	Codification				1000	750	1,500
30205	Dues & Publications				5000	6,500	6,500
30305	General Insurance				30000	30,000	30,000
30505	Audit Fees				10000	10,200	10,200
30605	Professional Services				5000	500	2,500
30905	Election Expenses				5500	13,000	5,500
31205	Maintenance Agreements				1000	2,000	2,500
31305	Tax Collection/Assessor				34000	25,000	28,000
31505	Meetings & Conferences				3000	3,400	4,000
31805	Adjustment, Claims & Damage				1500	0	1,500
31905	Training & Education				500	1,750	2,500
32005	Emergency Management				6400	6,400	6,400
32105	Other Services				62300	58,000	58,000
32115	Mayor's Fund				1000	500	1,000
		Subtotal			$241,950	$227,200	$236,350
		Grand Total			$965,550	$976,700	$1,002,200

Fund	Department	
General	**Police**	01-102

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$2,388,500	$2,285,500	$2,498,800
Non-Personnel	$238,340	$222,950	$237,050
Capital	$0	$0	$0
TOTAL	$2,626,840	$2,508,450	$2,735,850

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Chief	1
1000	Assistant Chief of Police	1
1000	Captain	1
1000	Lieutenant	1
1000	Sergeant	5
1000	Corporal	4
1000	Patrol Officers	8
1000	Chief Comm. Office	1
1000	Communication Officers	6
1000	School Resource Officers	2
	Subtotal of FT Personnel	30
1000	P.T. Patrol Officers	10
	Subtotal of PT Personnel	10

The Police Department serves to prevent crime and disorder, promote peace, protect citizens and their property, while concurrently guarding personal liberties. To carry out these functions, the department must engage in continuous training and equipment replacement.

			FY 2026-2027 BUDGET				13
FUND			DEPARTMENT				
GENERAL			**POLICE**				
01-102							
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				1520000	$1,462,000	$1,600,000
10025	Police Reserves				5500	3,500	5,500
10105	Overtime				105000	115,000	123,000
10155	On Call				0	0	10,400
10205	FICA				125000	125,000	135,000
10305	Health Insurance				378000	350,000	375,000
10605	Retirement (LAGERS)				230000	215,000	234,900
10805	Workers Compensation				25000	15,000	15,000
10905	Unemployment Compensation				0	0	0
		Subtotal			$2,388,500	$2,285,500	$2,498,800
	NON-PERSONNEL						
20105	Advertising				500	125	500
20205	Electricity/Gas				24000	23,500	24,500
20305	Postage/Permits				400	175	400
20405	Printing				500	650	650
20505	Telephone				16500	17,500	18,000
20605	Operational Supplies				5000	3,500	4,000
20705	Miscellaneous				2000	2,000	2,000
20905	Tires				3000	1,500	3,000
21105	Motor Fuel/Lube				42000	38,000	41,000
21605	Janitorial				2500	2,500	2,500
21905	Clothing & Uniforms				7500	8,000	9,000
22005	Care of Prisoners				1000	0	0
22305	Small tools and equipment				4000	4,000	4,000
22905	Munitions				6000	6,300	6,500
23105	Care of Animals				1500	750	1,000
23405	Office Supplies				2340	1,500	1,800
24005	First aid/Drug Tests				1600	950	1,200
24605	Building /Grnd Maint.				9000	8,750	9,000
24705	Auto/Machine Maint.				15000	9,000	10,000
24805	Radio Equip. Maint.				1000	450	1,000
24905	Other Maintenance				2500	1,200	2,500
30205	Dues & Publications				4800	4,530	4,800
30305	General Insurance				21000	22,920	23,000
30605	Professional Services				1000	250	1,000
31205	Maintenance Agreements				46000	46,000	47,000
31505	Meetings & Conferences				6200	6,000	6,200
31905	Training & Education				9000	10,500	10,000
32505	Special Training - $2				2500	2,400	2,500
32605	Special Investigations				0	0	0
		Subtotal			$238,340	$222,950	$237,050
		Grand Total			$2,626,840	$2,508,450	$2,735,850

Fund **General** | Department **Fire** | 01-103

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$734,000	$799,694	$864,995
Non-Personnel	$76,200	$119,405	$94,300
Capital	$0	$0	$0
TOTAL	$810,200	$919,099	$959,295

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Chief	1
1000	Asst. Chief	0
1000	Lieutenant	3
1000	Engineer/Driver	3
	Subtotal full time	7
1000	Para-Professional Firefighters	22

The Fire Department provides cost-effective protection service to the citizens of Boonville. The Fire protection function is divided into three equally important areas. These are the firefighting capacity, fire prevention, and emergency response activities.

FUND			FY 2026-2027 BUDGET				15
GENERAL			DEPARTMENT				
01-103			**FIRE**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$450,000	$450,000	$503,000
10025	Salaries - Part Time				25,000	40,000	40,000
10105	Overtime				64,000	135,194	95,000
10155	On Call Time				0	0	0
10205	FICA				64,000	52,000	62,000
10305	Health Insurance				85,000	85,000	122,495
10605	Retirement (LAGERS)				30,000	24,000	28,000
10805	Workers Compensation Ins.				16,000	13,500	14,500
10905	Unemployment				0	0	0
		Subtotal			$734,000	$799,694	$864,995
	NON-PERSONNEL						
20105	Advertising				0	0	0
20205	Electricity/Gas				9,500	7,500	7,500
20305	Postage/Permits				100	0	100
20505	Telephone				6,000	6,000	6,000
20605	Operational Supplies				1,500	2,900	3,500
20705	Miscellaneous				1,000	1,500	1,500
20905	Tires				1,500	1,500	3,500
21105	Fuel/Lubrication				4,500	7,500	7,500
21605	Janitorial Supplies				800	1,200	1,200
21905	Clothing/Uniforms				2,000	8,500	5,000
22305	Small Tools & Equipment				2,000	27,000	5,000
23405	Office Supplies				300	500	500
24005	First Aid/Drug Test				500	1,800	1,500
24605	Building/Grounds Maint.				6,000	10,000	5,000
24705	Auto/Machine Maint.				12,500	12,500	10,000
24805	Radio Equipment Maint.				500	1,500	1,000
24905	Other Equipment Maint.				2,500	2,500	2,500
30205	Dues & Publications				500	500	1,500
30305	General Insurance				24,000	26,005	24,000
31105	Uniform Cleaning				0	0	0
31205	Maintenance Agreements				0	0	0
31505	Meetings & Conferences				0	0	2,500
31905	Training & Education				500	500	5,000
		Subtotal			$76,200	$119,405	$94,300
		Grand Total			$810,200	$919,099	$959,295

Fund **General** | Department **Street** | 01-104

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$476,200	$463,573	$483,000
Non-Personnel	$333,350	$414,633	$351,200
Capital	$0	$0	$0
TOTAL	$809,550	$878,206	$834,200

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Foreman	1
1000	Equipment Operator	5
	TOTAL	6

This department is responsible for the cleaning, maintenance and snow removal for all streets within the City. Storm drainage maintenance and improvements are carried out by this activity, as well as other miscellaneous activities, such as tree trimming and street signing and marking.

FUND			FY 2026-2027 BUDGET				17
GENERAL			DEPARTMENT				
01-104			**STREET**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$288,000	$290,000	$296,500
10105	Overtime				20,000	6,500	12,500
10155	On Call Time				0	0	0
10205	FICA				27,000	23,000	27,000
10305	Health Insurance				80,000	86,710	88,000
10605	Retirement (LAGERS)				46,200	45,607	47,000
10805	Workers Comp Ins.				15,000	11,756	12,000
10905	Unemployment Comp.				0	0	0
		Subtotal			$476,200	$463,573	$483,000
	NON-PERSONNEL						
20105	Advertising				200	45	100
20205	Electricity/Gas				9,000	8,500	9,200
20305	Postage/Permits				100	0	100
20505	Telephone				2,000	2,000	2,000
20605	Operational Supplies				1,500	1,000	1,500
20705	Miscellaneous				1,000	500	1,000
20805	Safety Equipment				500	2,500	3,000
20905	Tires				5,000	5,000	8,000
21105	Motor Fuel/Lubrication				22,000	28,000	39,000
21305	License Fees				150	0	150
21605	Janitorial				400	400	400
21705	Street/Traffic Lighting				145,000	145,000	150,000
21905	Clothing/Uniforms				2,500	1,500	2,200
22205	Chemicals				0	0	0
22305	Small Tools & Equipment				4,500	7,500	6,500
22405	Drainage Materials				1,500	1,500	1,500
22505	Street Materials				45,000	130,000	30,000
22605	Street Signs				2,500	2,750	3,000
23305	Food/Subsistence				400	400	400
23405	Office Supplies				500	200	500
24005	First Aid/Drug Tests				600	600	650
24605	Building/Grounds Maint.				4,000	500	4,000
24705	Auto/Machine Maint.				45,000	43,000	48,000
24805	Radio Equipment Maint.				0	0	0
24905	Other Equipment Maint.				8,000	6,200	7,000
30305	General Insurance				18,500	22,638	23,000
30405	Equipment Rental				4,000	0	2,000
30605	Professional Services				2,000	0	2,000
31005	Street Resurfacing				2,000	2,000	2,000
31505	Meetings/Conferences				0	0	0
31905	Training Education				500	0	500
32105	Other Contractual Services				5,000	2,900	3,500
		Subtotal			$333,350	$414,633	$351,200
		Grand Total			$809,550	$878,206	$834,200

Fund	Department	
General	**Central Garage**	01-105

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$85,700	$87,756	$42,540
Non-Personnel	$11,100	$11,130	$10,200
Capital	$0	$0	$0
TOTAL	$96,800	$98,886	$52,740

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Mechanic	1

One full time mechanic provides routine maintenance and major repairs to the City's motor vehicles. Operation is carried out as an intra-governmental fund charging other departments for the service.

FUND			FY 2026-2027 BUDGET				19
GENERAL			DEPARTMENT				
01-105			**CENTRAL GARAGE**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$56,000	$62,000	$38,000
10105	Overtime				1,000	100	0
1015	On Call Time				0	0	0
10205	FICA				4,800	4,900	3,040
10305	Health Insurance				14,000	12,000	0
10605	Retirement (LAGERS)				8,400	7,000	0
10805	Workers Compensation Ins.				1,500	1,756	1,500
		Subtotal			$85,700	$87,756	$42,540
	NON-PERSONNEL						
20205	Electricity/Gas				2,000	2,000	2,000
20505	Telephone				1,800	1,800	1,800
20605	Operational Supplies				500	100	500
20705	Miscellaneous				300	100	300
20805	Safety Equipment				100	50	100
20905	Tires				0	0	0
21105	Motor Fuel/Lubrication				750	275	350
21605	Janitorial Supplies				150	0	150
21905	Clothing & Uniforms				500	505	500
22305	Small Tools & Equipment				2,000	350	1,500
23405	Office Supplies				150	0	150
24005	First Aid/Drug Tests				150	50	150
24605	Building/Grounds Maint.				200	50	200
24705	Auto/Machine Maint.				500	100	500
24905	Other Equipment Maint.				0	0	0
30205	Dues & Publications				0	0	0
30305	General Insurance				2,000	5,750	2,000
31205	Maintenance Agreements				0	0	0
31905	Training & Education				0	0	0
		Subtotal			$11,100	$11,130	$10,200
		Grand Total			$96,800	$98,886	$52,740

Fund **General** | Department **Airport** | 01-106

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$35,800	$35,800	$35,800
Non-Personnel	$112,140	$120,400	$108,450
Capital	$0	$0	$0
TOTAL	$147,940	$156,200	$144,250

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000 Management Contract

The Jesse P. Viertel Memorial Airport provides an important transportation link for local business firms and individuals. The airport is operated by a private contractor under a management contract. Mechanical services are also provided at the airport.

FUND			FY 2026-2027 BUDGET				21
GENERAL			DEPARTMENT				
01-106			**AIRPORT**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries (Contract)				$35,000	$35,000	$35,000
10805	Workmans Compensation				800	800	800
		Subtotal			$35,800	$35,800	$35,800
	NON-PERSONNEL						
20105	Advertising				0	0	0
20205	Electricity/Gas				10,500	9,000	10,500
20305	Postage/Permits				200	50	150
20405	Printing				0	0	0
20505	Telephone				5,000	5,000	5,000
20705	Miscellaneous				5,000	4,100	500
21105	Motor Fuel/Lubrication				1,800	1,000	1,200
21605	Janitorial Supplies				300	150	300
23405	Office Supplies				40	100	100
24205	Special Events				0	0	0
24605	Building/Grounds Maint.				5,000	15,500	5,000
24705	Auto/Machine Maint.				1,500	1,500	1,700
24905	Other Equipment Maint.				3,800	5,000	5,000
25505	Cost of Gas Sold				70,000	70,000	70,000
30205	Dues & Publications				0	0	0
30305	General Insurance				5,000	5,000	5,000
30605	Professional Services				0	0	0
32105	Other Contractual Services				4,000	4,000	4,000
32605	Excise Tax				0	0	0
		Subtotal			$112,140	$120,400	$108,450
		Grand Total			$147,940	$156,200	$144,250

Fund **General** | Department **Animal Control** | 01-107

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$141,500	$122,873	$150,720
Non-Personnel	$55,900	$48,170	$53,400
Capital	$0	$0	$0
TOTAL	$197,400	$171,043	$204,120

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Animal Control Officer	1
1000	Asst. Animal Control Officer	1
1000	Part Time - Asst. Animal Control Officer	1
	TOTAL	3

The Animal Control function provides small animal control services within Boonville. An animal shelter is maintained and available.

FUND			FY 2026-2027 BUDGET				23
GENERAL			DEPARTMENT				
01-107			**ANIMAL CONTROL**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$100,000	$85,000	$109,000
10105	Overtime				$5,000	$6,200	$5,500
10205	FICA				8,500	6,200	8,720
10305	Health Insurance				14,000	14,000	14,000
10605	Retirement (LAGERS)				13,000	7,200	8,500
10805	Workmens' Comp. Insurance				1,000	4,273	5,000
10905	Unemployment Comp.				0	0	0
		Subtotal			$141,500	$122,873	$150,720
	NON-PERSONNEL						
20105	Advertising				300	0	300
20205	Electricity/Gas				4,000	4,000	4,200
20305	Postage/Permits				50	0	50
20505	Telephone				4,500	4,500	4,500
20605	Operational Supplies				1,500	550	1,200
20705	Miscellaneous				1,500	1,500	1,500
20905	Tires				1,000	750	1,000
21105	Motor Fuel/Lubrication				1,800	350	1,000
21605	Janitorial Supplies				1,500	1,000	1,200
21905	Uniforms				750	1,100	1,000
22355	Small Tools & Equipment				500	500	500
23105	Care of Animals				8,000	6,500	7,000
23405	Office Supplies				500	50	500
24005	First Aid/Drug Test				150	300	300
24605	Building/Grounds Maint.				5,000	2,500	3,500
24705	Machine/Auto Maint.				1,000	250	1,000
24805	Radio Equipment Maint.				200	200	0
30205	Dues and Publications				150	20	150
30305	General Insurance				8,500	8,000	8,500
30415	Euthanasia				0	0	0
30515	Veterinary Care				10,000	15,000	12,000
31505	Meetings & Conferences				1,000	0	0
31905	Training and Education				500	0	500
32105	Other Contractual Service				3,500	1,100	3,500
		Subtotal			$55,900	$48,170	$53,400
		Grand Total			$197,400	$171,043	$204,120

Fund **General** | Department **Parks & Recreation** | 01-108

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$496,700	$478,665	$421,800
Non-Personnel	$163,350	$168,205	$175,350
Capital	$0	$0	$0
TOTAL	$660,050	$646,870	$597,150

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Park's Director	1
1000	Park Foreman	1
1000	Equipment Operator	5
	Full Time	7
1000	Laborer (Seasonal)	7
	TOTAL	13

Twelve municipal parks host a variety of Boonville's recreational activites among which are featured picnic areas, ballfields, tennis courts, two fishing ponds, a skate park, and several scenic areas. This department is responsible for the maintenance of these areas as well as the downtown plantings and street scape.

FUND			FY 2026-2027 BUDGET				25
GENERAL			DEPARTMENT				
01-108			**PARKS & RECREATION**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL				2025-26	2025-26	2026-27
10005	Salaries				$320,000	$310,000	$260,000
10025	Part Time				0	0	0
10105	Overtime				17,000	12,000	15,000
10205	FICA				26,000	25,000	22,000
10305	Health Insurance				72,000	74,000	68,000
10605	Retirement (LAGERS)				50,700	47,665	46,800
10805	Workers Comp. Insurance				11,000	10,000	10,000
10905	Unemployment Comp.				0	0	0
		Subtotal			$496,700	$478,665	$421,800
	NON-PERSONNEL						
20105	Advertising				350	1,850	1,500
20205	Electricity/Gas				15,000	17,500	18,000
20305	Postage/Permits				100	50	100
20505	Telephone				18,500	18,000	18,000
20605	Operational Supplies				1,500	750	1,500
20705	Miscellaneous				500	750	750
20905	Tires				3,000	3,000	4,000
21105	Motor Fuel/Lubrication				25,000	25,000	27,000
21605	Janitorial Supplies				4,500	3,100	4,500
21905	Clothing/Uniforms				1,200	1,500	1,500
22205	Chemicals				1,200	1,000	1,000
22305	Small Tools & Equipment				4,000	4,000	4,000
22805	Ballfield Maintenance				13,000	10,000	12,000
23405	Office Supplies				500	500	1,000
24005	First Aid/Drug Tests				1,000	1,000	1,000
24605	Buildings & Grounds Maint.				10,000	15,000	11,000
24655	Vandalism Repairs				500	0	500
24705	Auto/Machine Maint.				10,000	10,000	11,000
24905	Other Equipment Maint.				1,000	500	1,000
30205	Dues & Publications				1,000	750	1,000
30305	General Insurance				17,000	22,205	22,000
30405	Equipment Rental				500	250	500
30605	Professional Services				1,000	0	1,000
31205	Maintenance Agreements				500	0	500
31505	Meetings & Conferences				1,500	500	1,500
31905	Training & Education				1,000	1,000	1,000
32105	Other Contractual Services				30,000	30,000	28,500
		Subtotal			$163,350	$168,205	$175,350
		Grand Total			$660,050	$646,870	$597,150

Fund **General** | Department **Swimming Pool** | 01-109

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$0	$15,362	$0
Non-Personnel	$101,000	$106,218	$100,700
Capital	$0	$0	$0
TOTAL	$101,000	$121,580	$100,700

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Manager	1
1000	Assistant Manager	2
1000	Life Guard	16
1000	Junior Life Guard	4
1000	Cashier	6
	Seasonal Total	29

The Boonville Municipal Swimming Pool offers one of Boonville's most important summer recreational activities.

FUND			FY 2026-2027 BUDGET				27
GENERAL			DEPARTMENT				
01-109			**SWIMMING POOL**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$0	$14,270	$0
10105	Overtime				$0	$0	$0
10205	FICA				0	1,092	0
10305	Health Insurance				0	0	0
10605	LAGERS (Retirement)				0	0	0
10805	Workers Compensation Ins.				0	0	0
		Subtotal			$0	$15,362	$0
	NON-PERSONNEL						
20105	Advertising				500	500	500
20205	Electricity/Gas				22,000	17,500	17,500
20305	Postage				100	0	0
20405	Printing				100	0	0
20505	Telephone				4,200	4,000	4,200
20605	Operational Supplies				800	0	500
20705	Miscellaneous				2,500	3,500	3,000
20805	Safety Equipment				350	0	250
21605	Janitorial Supplies				1,400	1,182	1,300
21905	Clothing/Uniforms				4,000	3,063	4,200
22205	Chemicals				22,000	14,963	16,000
22305	Small Tools & Equipment				750	148	500
23305	Food/Subsistence				20,000	22,149	22,000
23405	Office Supplies				300	219	300
24005	First Aid/Drug Tests				1,500	2,036	2,200
24605	Building/Grounds Maint.				4,000	11,470	5,000
24905	Other Equipment Maint				500	133	250
30305	General Insurance				14,500	22,205	20,000
30405	Equipment Rental				0	0	0
30605	Professional Services				0	0	0
31605	Permits & Fees				0	0	0
31905	Training & Education				1,500	3,150	3,000
		Subtotal			$101,000	$106,218	$100,700
		Grand Total			$101,000	$121,580	$100,700

NO PERSONNEL

This department accounts for various non-operating activities which are often non-recurring.

FUND			FY 2026-2027 BUDGET				29
GENERAL			DEPARTMENT				
01-110			**NON-OPERATING**				
					Budget	Projected	Budget
					FY	FY	FY
					2025-26	2025-26	2026-27
Code #	NON-PERSONNEL						
20705	Miscellaneous				$5,000	$0	$5,000
31805	Claims				500	0	2,000
32105	Other Contractual Services				2,000	0	2,000
32185	City Hall (Council Bldg Mntnc)				2,500	0	0
32195	Other Projects (Rchport Brdge & allowance)				0	0	0
32205	Kemper Related				5,000	26,000	0
43615	MP & I -Other				0	325,000	0
		Total			$15,000	$351,000	$9,000

Fund **General** Department **Cemetery** 01-111

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$0	$0	$0
Non-Personnel	$18,090	$17,250	$18,090
Capital	$0	$0	$0
TOTAL	$18,090	$17,250	$18,090

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

Contractual

This account is for the expenditures necessary for the operation and maintenance of the two City-owned cemeteries.

FUND			FY 2026-2027 BUDGET				31
GENERAL				DEPARTMENT			
01-111				**CEMETERY**			
					Budget	Projected	Budget
					FY	FY	FY
					2025-26	2025-26	2026-27
Code #	NON-PERSONNEL						
20305	Postage/Permits				$40	$0	$40
20405	Printing				50	0	50
24605	Grounds/Buildings				500	250	500
30605	Professional Services				500	0	0
32105	Other Contractual Services				17,000	17,000	17,500
		Total			$18,090	$17,250	$18,090

Fund **General** | Department **Municipal Court** | 01-112

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$43,650	$43,650	$43,650
Non-Personnel	$0	$0	$0
Capital	$0	$0	$0
TOTAL	$43,650	$43,650	$43,650

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Prosecuting Attorney-Part Time	1

This activity accounts for the City's portion of operating the Municpal Court in conjunction with the Cooper County Court System and the City Prosecuting Attorney.

FUND			FY 2026-2027 BUDGET				33
GENERAL			DEPARTMENT				
01-112			**MUNICIPAL COURT**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$40,000	$40,000	$40,000
10205	FICA				3,500	3,500	3,500
10805	Workers Comp.				150	150	150
		Subtotal			$43,650	$43,650	$43,650
	NON-PERSONNEL						
20305	Postage/Permits				0	0	0
20505	Telephone				0	0	0
20605	Operational Supplies				0	0	0
20705	Miscellaneous				0	0	0
30205	Dues & Publications				0	0	0
30605	Professional Services				0	0	0
31905	Training & Education				0	0	0
40405	Office Equipment				0	0	0
		Subtotal			$0	$0	$0
		Grand Total			$43,650	$43,650	$43,650

NO PERSONNEL

This department formally accounts for the portion of the Series 2008 & Series 2010 COP's Debt Service and the fire truck loan which is the responsibility of the General Fund. The money is sourced from Gaming Admission receipts and is transferred to the General Fund.

FUND			FY 2026-2027 BUDGET				35
GENERAL			DEPARTMENT				
01-113			**DEBT SERVICE - COP**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	DEBT SERVICE				2025-26	2025-26	2026-27
45125	Principal - COP 10				365,000	355,000	280,000
45145	Principal-Fire Truck				72,905	72,905	72,905
45155	**Principal-2021 Refund (COP10B/2013)**				275,000	265,600	275,000
45225	Interest - COP 10				22,000	15,000	12,500
45245	Interest-Fire Truck				7,450	7,450	7,450
45255	**Interest-2021 Refund (COP10B/2013)**				18,500	11,070	9,000
45315	Fees				0	0	500
45325	Issuance Fees				0	0	0
		Grand Total			$760,855	$727,025	$657,355

Fund **Sanitation** | Department **Collection/Health** | 02-201

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$215,300	$205,000	$220,000
Non-Personnel	$736,850	$714,200	$748,000
Capital	$15,850	$0	$21,000
TOTAL	$968,000	$919,200	$989,000

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Foreman	1
1000	Code Enforcement Support	1
1000	Equipment Operator	1
	TOTAL	3

The City has privatized its sanitation collection service in order to provide its citizens with a more efficient and cost effective system. The City has entered a contract with a private company to operate the Transfer Station. It is expected that the net revenues to the City will be enhanced by this structure.

FUND			FY 2026-2027 BUDGET				37
SANITATION			DEPARTMENT				
02-201			**COLLECTION/HEALTH**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$137,000	$135,000	$142,000
10105	Overtime				5,000	5,000	5,000
10205	FICA				11,000	10,000	12,000
10305	Health Insurance				41,000	38,000	42,000
10605	Retirement (LAGERS)				21,300	17,000	19,000
10805	Workers Compensation				0		
		Subtotal			$215,300	$205,000	$220,000
	NON-PERSONNEL						
20105	Advertising				300	150	300
20205	Electric & Gas				3,500	1,800	2,100
20305	Postage/Permits				3,750	3,500	3,750
20405	Printing				150	100	150
20505	Telephone				3,200	1,900	2,500
20605	Operational Supplies				500	300	500
20705	Miscellaneous				1,000	150	1,000
20805	Safety Equipment				500	150	500
20905	Tires				500	500	2,500
21105	Motor Fuel/Lubrication				8,000	6,500	8,000
21605	Janitorial Supplies				250	0	250
21905	Clothing & Uniforms				300	300	400
22205	Chemicals				1,000	500	1,000
22305	Small Tools & Equipment				2,500	1,500	1,800
23405	Office Supplies				300	500	500
24005	First Aid/Drug Test				150	150	150
24105	Tire Repair				300	0	300
24405	Bad Debt/Write Off Exp.				0	0	0
24605	Building/Grounds Maint.				1,500	3,500	2,000
24705	Auto/Machine Maint.				4,500	3,500	4,500
30305	General Insurance				17,500	17,500	19,000
30505	Audit Fees				0	0	0
30605	Professional Services				500	0	1,000
31205	Maintenance Agreement				1,500	15,000	10,000
31805	Claims				5,000	0	0
31905	Training & Education				150	1,200	800
32105	Other Contractual Services				675,000	655,000	680,000
32115	Transfer Station Fees				5,000	500	5,000
		Subtotal			$736,850	$714,200	$748,000
	CAPITAL OUTLAY						
40105	Machine/Auto Equipment				0	0	10,500
40205	Other Capital Outlay				15,850	0	10,500
		Subtotal			15,850	0	21,000
		Grand Total			$968,000	$919,200	$989,000

Overview

Revenues	
Cash Carried Forward	$0
Available Monies	$0
Uses	
-Reimburse Auto Sticker	$27,000
-Projects	$696,490
-Economic Development	$246,510
Total	$970,000

FUND		FY 2026-2027 BUDGET			39
Capital Sales Tax		DEPARTMENT			
05-501		**CAPITAL PROJECTS**			
		Budget	Projected	Budget	
		FY	FY	FY	
Code #	NON-PERSONNEL	2025-26	2025-26	2026-27	
30505	Audit Fees	$0	$0	$0	
30605	Professional Service	$0	$500	$0	
31005	Street Resurfacing	$516,280	$125,000	$188,030	
31025	Sidewalk Improvements	$15,000	$32,500	$45,000	
	Subtotal	$531,280	$157,500	$233,030	
32195	Other Projects	$0	$0	$0	
	Reimburse Auto Stickers	$27,000	$27,000	$27,000	
33005	Local Agency Funding	$85,300	$85,300	$91,300	
	Park Improvements				
50105	Other-Save	$58,310	$0	$15,260	
50255	Equipment	$40,000	$2,000	$0	
50305	Harley Park Improvements	$10,000	$40,000	$3,500	
50405	Kemper Improvements	$0	$0	$0	
50455	Rolling Hills Park Improvements	$10,000	$0	$20,000	
50505	Lions Park Improvements	$40,000	$45,000	$40,000	
50555	Hail Ridge Improvements	$15,000	$50,500	$60,000	
50605	Aquatic Center Improvments	$15,000	$25,000	$38,000	
50705	Playground Improvements	$0	$0	$0	
50805	Tree Program	$20,000	$3,600	$20,000	
50905	Turf Program	$12,000	$9,750	$12,000	
52005	Maintenance Equipment	$0	$0	$0	
53005	Playground Maintenance	$0	$1,795	$20,000	
55005	Aquatic Center Maintenance	$20,000	$0	$25,000	
57005	Transfer to Other Funds	$0	$0	$0	
58005	Vehicles	$0	$0	$0	
	Subtotal	$240,310	$177,645	$253,760	
Total Capital Projects		$883,890	$447,945	$605,090	
(Audit, Prof. Srvc., Street, Other, Veh. Stickers, Local Agncy, Parks)					

FUND			FY 2026-2027 BUDGET				40
Capital Sales Tax			DEPARTMENT				
05-501		**CAPITAL PROJECTS PUBLIC SAFETY**					
					Budget	Projected	Budget
					FY	FY	FY
Code #	NON-PERSONNEL				2025-26	2025-26	2026-27
	Police Department						
60105	Other-Save				$40,000	$40,000	$15,000
60205	Vehicles				$0	$0	$0
60305	Officer Equipment				$7,000	$15,000	$18,600
60405	Vehicle Equipment				$8,500	$7,480	$6,500
60505	Computer Equipment				$6,000	$800	$6,000
60605	Crime Scene/Swat Equipment				$0	$0	$2,000
60705	Building Repair				$4,826	$12,000	$3,500
60805	DARE Material				$0	$0	$0
60905							
	Subtotal				$66,326	$75,280	$51,600
	Fire Department						
70105	Other-Save				$65,826	$79,000	$0
70205	Vehicle Equipment				$0	$0	$26,000
70305	Firefighter Equipment/Gear				$0	$0	$12,500
70405	Gear Repair				$0	$0	$0
70505	Building Repair				$0	$0	$0
70605	Training Equipment				$0	$0	$13,000
70705							
70805							
70905							
	Subtotal				$65,826	$79,000	$51,500
	Animal Control						
80105	Other-Save				$18,648	$58,000	$6,300
80205	Vehicle Equipment				$0	$0	$0
80305	ACO Equipment Gear				$0	$0	$9,000
80405	Gear Repair				$0	$0	$0
80505	Building Repair				$0	$0	$0
80605							
80705							
80805							
80905							
	Subtotal				$18,648	$58,000	$15,300
Total Public Safety (Police, Fire, Animal Control)					$150,800	$212,280	$118,400
	Distribution Formula						See detail
	(after auto license Reimb $27,000)						herein
Not-for-Profit		10%		$91,300			
Economic Development		27%		$246,510			
Parks & Recreation		27%		$253,760			
Street, Sidewalk, Etc.		26%		$233,030			
Police, Fire, An. Control		10%		$118,400			
				$ 943,000			

Fund
Capital Sales Tax

Department
Economic Development 05-502

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$110,950	$105,700	$117,060
Non-Personnel	$119,360	$89,900	$129,450
Capital	$0	$0	$0
TOTAL	$230,310	$195,600	$246,510

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Economic Developer	1
	TOTAL	1

This department includes staff and associated expenses for the City's economic development effort. This department is funded through proceeds from the half cent capital improvement sales tax.

FUND			FY 2026-2027 BUDGET				42
CAPITAL SALES TAX			DEPARTMENT				
05-502			**ECONOMIC DEVELOPMENT**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$90,000	$90,000	$94,500
10105	Overtime				$0	$0	$0
10205	FICA				7,200	7,200	7,560
10305	Health Insurance				0	0	0
10605	Retirement (LAGERS)				13,500	8,500	15,000
10805	Workmen's Comp. Ins.				250	0	0
		Subtotal			$110,950	$105,700	$117,060
	NON-PERSONNEL						
20105	Advertising				4,000	2,200	4,000
20205	Electricity/Gas				1,500	1,000	1,500
20305	Postage & Permits				150	50	150
20405	Printing				1,500	150	500
20505	Telephone				2,000	2,000	2,000
20705	Miscellaneous				250	100	500
23405	Office Supplies				500	650	1,500
24005	First Aid/Drug Test				150	50	150
24205	Special Events				2,000	3,000	10,000
24905	Other Equipment Maint.				0	0	0
30205	Dues & Publications				14,000	3,500	40,000
30305	General Insurance				1,000	1,000	1,500
30505	Audit Fees				1,000	1,000	1,000
30605	Professional Services				20,310	4,500	20,000
31205	Maintenance Agreement				1,000	500	1,000
31505	Meetings & Conferences				2,500	2,200	10,000
31905	Training & Education				2,500	1,500	10,000
32105	Other Contractual Services				15,000	22,500	10,375
32115	Economic Services				15,000	40,000	12,275
40405	Office Equipment				35,000	4,000	3,000
		Subtotal			$119,360	$89,900	$129,450
	CAPITAL OUTLAY						
40415	CIP Capital				0	0	0
		Subtotal			0	0	0
		Grand Total			$230,310	$195,600	$246,510

Fund
Water Works

Department
Administration

06-601

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$167,000	$173,250	$187,000
Non-Personnel	$438,600	$373,662	$425,950
Capital	$0	$0	$0
TOTAL	$605,600	$546,912	$612,950

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Assistant to City Administrator 1/3 from 06 & 1/3 from 08	1
1000	Director	1
1000	Secretary	1
1000	Billing Clerk	1
1000	Clerk - Part Time	1
	Total	5

This activity is responsible for the direction of all departments within the water and waste water fund. The billing function is carried out within this activity for both funds.

FUND			FY 2026-2027 BUDGET				44
WATER WORKS			DEPARTMENT				
06-601			**ADMINISTRATION**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$112,500	$118,000	$125,000
10105	Overtime				500	1,000	1,000
10205	FICA				9,000	9,000	9,500
10305	Health Insurance				25,000	25,000	26,000
10605	Retirement (LAGERS)				17,000	17,000	22,000
10805	Workmen's Comp Ins.				3,000	3,250	3,500
10905	Unemployment Comp.				0	0	0
		Subtotal			$167,000	$173,250	$187,000
	NON-PERSONNEL						
20105	Advertising				0	0	0
20205	Electricty/Gas				2,300	2,100	2,300
20305	Postage/Permits				10,000	9,200	10,500
20405	Printing				1,500	2,000	2,500
20505	Telephone				4,000	4,500	4,500
20605	Operational Supplies				500	200	500
20705	Miscellaneous				4,500	2,100	4,500
20905	Tires				1,500	100	1,500
21105	Motor Fuel/Lubrication				1,500	700	1,500
21605	Janitorial Supplies				1,000	1,750	2,000
23405	Office Supplies				500	225	500
24005	First Aid/Drug Tests				400	120	400
24205	Special Events				700	250	500
24405	Bad Debt Write Off Exp.				0	2,700	0
24605	Building/Grounds Maint.				7,000	5,100	7,000
24705	Auto/Machine Maint.				1,000	250	750
24805	Radio Equipment Maint.				0	0	0
24905	Other Equipment Maint.				1,000	0	500
30205	Dues & Publications				500	1,000	1,000
30305	General Insurance				38,000	43,652	40,000
30505	Audit Fees				5,000	5,000	5,000
30605	Professional Services				95,000	21,000	50,000
31205	Maintenance Agreements				4,000	4,000	1,000
31355	Administrative Fees				150,000	150,000	175,000
31505	Meetings & Conferences				500	900	1,500
31805	**Adjustments, Claims & Damages**				5,000	2,500	5,000
31905	Training & Education				3,200	500	3,000
32105	Other Contractual Services				50,000	66,815	55,000
32305	Credit Card Fees				50,000	47,000	50,000
		Subtotal			$438,600	$373,662	$425,950
	CAPITAL OUTLAY						
40105	Machine/Auto Equipment				0	0	0
40205	Other Capital Outlay				0	0	0
40405	Office Equipment				0	0	0
		Subtotal			0	0	0
		Grand Total			$605,600	$546,912	$612,950

Fund
Water Works

Department
Water Distribution

06-602

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$238,850	$223,950	$252,000
Non-Personnel	$164,850	$153,855	$170,550
Capital	$0	$0	$0
TOTAL	$403,700	$377,805	$422,550

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Foreman	1
1000	Equipment Operator	1
1000	Meter Reader	1
	Total	3

The Water Distribution activity encompasses the water and accessories carry the water throughout the system. Meter reading and fire hydrant maintenance are also carried out in this activity.

FUND			FY 2026-2027 BUDGET				46
WATER WORKS			DEPARTMENT				
06-602			**WATER DISTRIBUTION**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$137,000	$140,000	$148,000
10105	Overtime				12,000	7,000	12,000
10155	On Call				0	0	0
10205	FICA				12,500	11,200	13,000
10305	Health Insurance				40,000	34,500	40,000
10405	Awards				0	0	0
10605	Retirement (LAGERS)				22,350	18,500	24,000
10805	Workmen's Comp. Ins.				15,000	12,750	15,000
		Subtotal			$238,850	$223,950	$252,000
	NON-PERSONNEL						
20105	Advertising				100	0	100
20205	Electricity/Gas				9,500	9,500	10,500
20505	Telephone				1,000	1,000	1,000
20605	Operational Supplies				1,000	1,000	1,000
20705	Miscellaneous				500	500	500
20805	Safety Equipment				1,000	250	1,000
20905	Tires				1,500	900	2,000
21105	Motor Fuel/Lubrication				9,000	4,200	7,500
21605	Janitorial Supplies				300	100	300
21905	Clothing & Uniforms				2,500	1,800	2,500
22205	Chemicals				700	0	700
22305	Small Tools & Equipment				2,500	2,100	2,500
22505	Street Materials				18,000	15,500	20,000
23405	Office Supplies				200	100	200
24005	First Aid/Drug Tests				600	600	750
24605	Building/Grounds Maint.				2,000	50	2,000
24705	Auto/Machine Maint.				4,200	3,600	5,000
24805	Radio Equipment Maint.				0	0	0
24905	Other Equipment Maint.				2,000	600	1,000
25005	Distribution System Maint.				60,000	67,000	65,000
30205	Dues & Publications				500	450	500
30305	Insurance				46,000	44,605	45,000
30405	Equipment Rent/Lease				1,500	0	1,500
31405	Chemical Analysis				250	0	0
31905	Training & Education				0	0	0
		Subtotal			$164,850	$153,855	$170,550
	CAPITAL OUTLAY						
40105	Machine/Automotive Equip.				0	0	0
40205	Other Capital Outlay				0	0	0
40805	Distribution System Improv.				0	0	0
		Total			$0	$0	$0
		Grand Total			$403,700	$377,805	$422,550

Fund
Water Works

Department
Water Treatment Plant 06-603

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$0	$0	$0
Non-Personnel	$1,546,000	$1,483,000	$1,602,500
Capital	$0	$0	$139,850
TOTAL	$1,546,000	$1,483,000	$1,742,350

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

UNDER MANAGEMENT CONTRACT

This activity begins with the intake of water from the Missouri River, followed by purification to potable standards, and ultimately pumping water into the system. It also includes 4 water storage towers.

FUND			FY 2026-2027 BUDGET				48
WATER WORKS			DEPARTMENT				
06-603			**WATER TREATMENT PLANT**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
					N/A	**N/A**	**N/A**
		Subtotal			$0	$0	$0
	NON-PERSONNEL						
20205	Electricity/Gas				$3,000	$1,500	$2,500
20305	Postage/Permits				$0	$0	$0
20505	Telephone				$20,000	$18,000	$20,000
20605	Operational Supplies				$0	$0	$0
20705	Miscellaneous				$0	$0	$0
23705	Power Costs/Pumping				$122,000	$140,000	$140,000
24005	First Aid/Drug Tests				$0	$0	$0
24605	Building/Grounds Maint.				$4,000	$3,500	$50,000
24705	Auto & Machine Maint.				$0	$0	$0
24905	Other Equipment Maint.				$0	$0	$0
25105	Pumping & Treatment Maint.				$0	$0	$0
30305	General Insurance				$45,000	$50,000	$55,000
31205	Maintenance Agreements				$152,000	$45,000	$160,000
31605	Permits/Fees				$0	$25,000	$25,000
32105	Other Contractual Services				$1,200,000	$1,200,000	$1,150,000
		Subtotal			$1,546,000	$1,483,000	$1,602,500
	CAPITAL OUTLAY						
40205	Other Capital Outlay				$0	$0	$37,950
40905	Pumping/Treatment Improve.				$0	$0	$101,900
		Subtotal			$0	$0	$139,850
		Grand Total			$1,546,000	$1,483,000	$1,742,350

FUND		FY 2026-2027 BUDGET				49
WATER WORKS		DEPARTMENT				
06-606		**REVENUE BONDS**				
			Budget	Projected	Budget	
			FY	FY	FY	
Code #	DEBT SERVICE		2025-26	2025-26	2026-27	
45105	Principal		$0	$0	$0	
45115	Principal - 2013 COP		0	149,400	155,000	
45205	Interest		0	0	0	
45215	Interest - 2013 COP		0	6,227	5,000	
45305	Fees		0	0	0	
45315	Fees - 2013 COP		0	0	0	
	Grand Total		$0	$155,627	$160,000	
			TRANSFER			

FUND			FY 2026-2027 BUDGET				50
WATER WORKS			DEPARTMENT				
06-607			**CAPITAL PROJECTS**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	CAPITAL PROJECTS				2025-26	2025-26	2026-27
30605	Professional Services				$84,500	$90,000	$85,000
40105	Vehicles (Plant 18k & Dist 16k (1/2))				$0	$0	$40,000
40205	Technology				$5,000	$0	$5,000
40305	Meter Reading Equipment				$60,000	$60,000	$40,000
40405	Office Equipment				$0	$0	$4,000
40505	Hydrants/Meters				$0	$0	$50,000
40805	Water Main Imp				$486,285	$250,000	$625,000
41515	SCADA Work				$0	$0	$0
41535	Rebuild River Pump				$0	$0	$0
41555	**Clean/Inspect Underground Storage**				$0	$0	$0
41575	Rebuild High Service Pump				$0	$0	$0
41595	UV Project				$0	$0	$0
41605	Backhoe Lease				$22,500	$42,000	$42,000
41705	Mixers				$0	$0	$0
41725	Other (NPDES, Basin leak, Chlorine)				$184,000	$120,000	$70,000
41805	Equipment				$0	$0	$4,000
			Total		$842,285	$562,000	$965,000
	This department accounts for funds set aside for financing major improvements to the						
	water treatment plant, as well as other major non-reoccuring capital expenditures.						

Overview

Revenues

Grants	$955,074
Other Contributions	$0
Cash Carried Forward	$0
850K Money	$0
	$955,074

Uses

Projects	$885,074
Other	$0
Total	$885,074

FUND			FY 2026-2027 BUDGET				52
CAPITAL PROJECTS			DEPARTMENT				
07-701			**CAPITAL IMPROVEMENTS**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	NON-PERSONNEL				2025-26	2025-26	2026-27
20705	Miscellaneous				$0	$0	$0
30505	Audit Fees				$0	$0	$0
30605	Professional Services				$0	$0	$0
41205	Transportation Grant Expense				$0	$0	$600,000
41305	TAP Project (rename)				$500,000	$25,000	$285,074
41735	Equipment				$0	$0	$0
41765	MODOT Airport Runway				$1,706,800	$1,548,988	$0
41815	Water Expansion Projects				$0	$0	$0
66525	ARPA Projects				$170,000	$170,000	$0
		TOTAL			$2,376,800	$1,743,988	$885,074

Fund	Department	
WasteWater Admin	**Administration**	08-801

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$167,000	$163,500	$185,000
Non-Personnel	$371,100	$350,747	$405,450
Capital	$0	$0	$0
TOTAL	$538,100	$514,247	$590,450

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

SEE 06-01 WATER ADMIN FOR PERSONNEL

This activity is responsible for the direction of all departments within the water and waste water fund. The billing function is carried out within this activity for both funds.

FUND			FY 2026-2027 BUDGET				54
WASTE WATER WORKS			DEPARTMENT				
08-801			**ADMINISTRATION**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$112,500	$110,000	$125,000
10105	Overtime				500	250	1,000
10205	FICA				9,000	9,000	9,500
10305	Health Insurance				25,000	24,000	26,000
10605	Retirement (LAGERS)				17,000	17,000	20,000
10805	Workmen's Comp Ins.				3,000	3,250	3,500
		Subtotal			$167,000	$163,500	$185,000
	NON-PERSONNEL						
20105	Advertising				0	0	0
20205	Electricty/Gas				2,300	2,100	2,300
20305	Postage/Permits				10,000	9,200	10,500
20405	Printing				1,500	2,000	2,500
20505	Telephone				4,000	4,500	4,500
20605	Operational Supplies				500	200	500
20705	Miscellaneous				4,500	2,100	4,500
20905	Tires				1,500	100	1,500
21105	Motor Fuel/Lubrication				1,500	700	1,500
21605	Janitorial Supplies				1,000	1,750	2,000
23405	Office Supplies				500	225	500
24005	First Aid/Drug Tests				400	120	400
24205	Special Events				700	250	500
24405	Bad Debt/Write Off Exp.				0	2,700	0
24605	Building/Grounds Maint.				7,000	5,100	7,000
24705	Auto/Machine Maint.				1,000	250	750
24805	Radio Equipment Maint.				0	0	0
24905	Other Equipment Maint.				1,000	0	500
30205	Dues & Publications				500	485	500
30305	General Insurance				38,000	43,652	45,000
30505	Audit Fees				5,000	5,000	5,000
30605	Professional Services				25,000	2,500	25,000
31205	Maintenance Agreements				4,000	100	1,000
31355	Administrative Fees				150,000	150,000	175,000
31505	Meetings & Conferences				500	900	1,500
31805	**Adjustments, Claims & Damages**				7,500	2,500	5,000
31905	Training & Education				3,200	500	3,000
32105	Other Contractual Services				50,000	66,815	55,000
32305	Credit Card Fees				50,000	47,000	50,000
		Subtotal			$371,100	$350,747	$405,450
	CAPITAL OUTLAY						
40105	Machine/Auto Equipment				0	0	0
40205	Other Capital Outlay				0	0	0
40405	Office Equipment				0	0	0
		Subtotal			$0	$0	$0
		Grand Total			$538,100	$514,247	$590,450

Fund
Wastewater

Department
Sewerage Collection 08-804

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$223,025	$211,700	$227,600
Non-Personnel	$170,150	$114,154	$147,150
Capital	$0	$0	$0
TOTAL	$393,175	$325,854	$374,750

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

1000	Foreman	1
1000	Equipment Operator	2
	Total	3

The collection system consists of the sewer mains and laterals, as well as the fifteen lift stations. (Daily operation of the lift station is carried out by personnel classified in the Wastewater Treatment Plant (08-05) Department).

FUND			FY 2026-2027 BUDGET				56
WASTE WATER			DEPARTMENT				
08-804			**SEWERAGE COLLECTION**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	PERSONNEL SERVICES				2025-26	2025-26	2026-27
10005	Salaries				$130,000	$125,000	$135,000
10105	Overtime				8,500	6,200	8,000
10155	On Call				0	0	0
10205	FICA				10,750	9,000	11,600
10305	Health Insurance				41,000	41,000	42,000
10605	Retirement (LAGERS)				20,775	18,500	19,000
10805	Workmen's Comp Ins.				12,000	12,000	12,000
10905	Unemployment Comp.				0	0	0
		Subtotal			$223,025	$211,700	$227,600
	NON-PERSONNEL						
20105	Advertising				0	0	0
20205	Electricity/Gas				5,000	2,500	4,200
20305	Postage/Permits				0	0	0
20505	Telephone				2,500	650	1,500
20605	Operational Supplies				1,000	1,000	1,200
20705	Miscellaneous				5,000	1,000	5,000
20805	Safety Equipment				1,500	750	1,500
20905	Tires				1,500	150	1,500
21105	Motor Fuel/Lubrication				7,500	4,200	6,000
21305	License Expense				0	0	0
21605	Janitorial Supplies				300	300	500
21905	Clothing & Uniforms				2,500	2,000	2,500
22205	Chemicals				2,500	0	1,000
22305	Small Tools & Equipment				2,500	750	2,500
22505	Street Materials				5,000	3,500	5,000
23405	Office Supplies				1,000	75	1,000
23705	**Power Costs/Pump Lift Station**				32,000	30,000	33,000
24005	First Aid/Drug Tests				250	300	350
24605	Building/Grounds Maint.				2,500	75	1,500
24705	Auto & Machine Maint.				6,000	2,000	4,000
24805	Radio Equipment Maint.				0	0	0
24905	Other Equipment Maint.				2,000	500	1,500
25205	Collection System Maint.				25,000	12,000	15,000
25305	Lift Station Maintenance				2,000	0	2,000
30205	Dues & Publications				600	500	600
30305	Insurance				45,000	45,604	45,000
30405	Equipment Rental				1,000	0	1,000
31505	Meetings & Conferences				0	0	0
31805	Adjustments, Claims, Etc.				5,000	0	2,500
31905	Training & Education				1,000	1,300	1,300
32005	Inflow/Infiltration Abatement				5,000	0	0
32105	Other Contractual Services				5,000	5,000	6,000
		Subtotal			$170,150	$114,154	$147,150
	CAPITAL OUTLAY						
40105	Machine/Auto Equipment				0	0	0
40205	Other Capital Outlay				0	0	0
41005	Collection Syst. Improv.				0	0	0
41105	Lift Station Improvements				0	0	0
		Subtotal			$0	$0	$0
		Grand Total			$393,175	$325,854	$374,750

Fund
Wastewater

Department
Wastewater Treatment 08-805

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$0	$0	$0
Non-Personnel	$1,033,500	$947,320	$1,048,500
Capital	$65,000	$12,000	$150,000
TOTAL	$1,098,500	$959,320	$1,198,500

PERSONNEL SCHEDULE - NUMBER OF POSITIONS

UNDER MANAGEMENT CONTRACT

The Wastwater Treatment Plan provides secondary treatment for the domestic and industrial wastes of the community. This fund also operates the fifteen lift stations in addition to the wastewater treatment facilities.

FUND		FY 2026-2027 BUDGET				58
WASTEWATER		DEPARTMENT				
08-805		**WASTEWATER TREATMENT**				
			Budget	Projected	Budget	
			FY	FY	FY	
Code #	PERSONNEL SERVICES		2025-26	2025-26	2026-27	
10005	Salaries		**N/A**	**N/A**	**N/A**	
10105	Overtime					
10155	On Call					
10205	FICA					
10305	Health Insurance					
10405	Awards					
10605	Retirement (LAGERS)					
10805	Workmen's Comp. Ins.					
		Subtotal	$0	$0	$0	
	NON-PERSONNEL					
20105	Advertising		$0	$0	$0	
20205	Electricity/Gas		$130,000	$125,000	$130,000	
20305	Postage/Permits		$300	$0	$300	
20505	Telephone		$7,200	$720	$7,200	
20605	Operational Supplies		$0	$0	$0	
20705	Miscellaneous		$0	$0	$0	
20805	Safety Equipment		$0	$0	$0	
20905	Tires		$0	$0	$0	
21105	Motor Fuel/Lubrication		$0	$0	$0	
21305	License Expense		$0	$0	$0	
21605	Janitorial Supplies		$0	$0	$0	
21905	Clothing & Uniforms		$0	$0	$0	
22205	Chemicals		$0	$0	$0	
22305	Small Tools & Equipment		$0	$0	$0	
22505	Street Materials		$0	$0	$0	
23405	Office Supplies		$0	$0	$0	
24005	First Aid/Drug Tests		$0	$0	$0	
24605	Building/Grounds Maint.		$0	$0	$0	
24705	Auto/Machine Maint.		$0	$0	$0	
24905	Other Equipment Maint.		$0	$0	$0	
25405	Sewerage Treat. Plant Maint.		$0	$0	$0	
30205	Dues & Publication		$0	$0	$0	
30305	Insurance		$47,000		$55,000	
30405	Equipment Rental		$0	$0	$0	
30605	Professional Services		$5,000	$0	$5,000	
31205	Maintenance Agreements		$9,000	$1,100	$9,000	
31405	Chemical Analysis		$0	$0	$0	
31505	Meetings & Conferences		$0	$0	$0	
31605	Permits/Fees		$20,000	$5,500	$12,000	
31905	Training & Education		$0	$0	$0	
32105	Other Contractual Services		$815,000	$815,000	$830,000	
		Subtotal	$1,033,500	$947,320	$1,048,500	
	CAPITAL OUTLAY					
40105	Machine/Auto Equipment		$0	$0	$0	
40205	Other Capital Outlay		$5,000	$2,000	$0	
40805	Lift Station Maintenance		$60,000	$10,000	$60,000	
41205	Treatment Plant Improv.		$0	$0	$90,000	
		Subtotal	$65,000	$12,000	$150,000	
		Grand Total	$1,098,500	$959,320	$1,198,500	

FUND			FY 2026-2027 BUDGET				59
WASTE WATER			DEPARTMENT				
08-807			**DEBT SERVICE**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	DEBT SERVICE				2025-26	2025-26	2026-27
45105	Principal				$75,100	$87,215	$80,000
45205	Interest				23,000	23,000	20,615
45305	Fees				0	0	0
		Total			$98,100	$110,215	$100,615
	This fund accounts for repayment of the bonds that were issued for the construction						
	the new wastewater treatment plant and other improvements.						

FUND			FY 2026-2027 BUDGET				60
WASTE WATER			DEPARTMENT				
08-808			**CAPTIAL PROJECTS**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	CAPITAL PROJECTS				2025-26	2025-26	2026-27
30605	Professional Services				$125,000	$125,000	$130,085
	Capital Outlay						
40105	Vehicles (1/2)				$0	$0	$40,000
40205	Technology				$5,000	$0	$5,000
40305	Meter Reading Equipment				$60,000	$60,000	$40,000
40805	Lift Station Repair				$15,000	$42,000	$70,000
41005	Collection System Improv.				$626,900	$250,000	$654,850
41605	Backhoe Lease				$22,500	$42,000	$42,000
41725	**Equipment (Lawnmower, if needed)**				$0	$0	$4,000
41735	Building/Grounds/Projects				$54,500	$10,000	$45,000
	(EQ Basin, Headworks, Trough Orbital Valves)						
41745	Insituform (I&I)				$151,725	$0	$125,000
41755	FEMA/SEMA Projects				$0	$0	$0
			Total		$1,060,625	$529,000	$1,155,935
	This department accounts for improvements to the Sanitary Sewer System.						

Overview

Revenues	$322,100
Transfer In	$0
Cash Carried Forward	$0
	$322,100
Expenditures	$322,100

The Tourism Tax Fund was established to account for funds generated by the City's 5% Hotel/Motel Tax. The tax is intended to be used to expand the City's tourism economy.

FUND			FY 2026-2027 BUDGET				62
TOURISM TAX			DEPARTMENT				
16-161			**TOURISM TAX**				
					Budget	Projected	Budget
					FY	FY	FY
					2025-26	2025-26	2026-27
Code #	PERSONNEL						
10005	Salaries				$110,000	$109,000	$115,000
10205	FICA				8,800	8,800	9,100
10305	Health Insurance				0	0	0
10605	Lagers				10,500	11,000	11,000
10805	Workman's Comp				1,000	1,000	500
			Total		**$130,300**	**$129,800**	**$135,600**
	EXPENDITURES						
20105	Advertising				53,000	75,000	60,000
20205	Electricity & Gas				7,000	7,200	8,000
20305	Postage				300	250	300
20405	Printing				3,400	2,000	2,500
20505	Telephone				5,300	4,700	5,000
20705	Miscellaneous				1,000	2,300	1,000
21605	Janitorial Supplies				1,000	650	1,000
22305	Small Tools and Equipment				100	0	100
23305	Food/Subsistence				500	250	500
23405	Office Supplies				1,000	650	1,000
24005	First Aid/Medical				100	75	100
24205	Special Events-Projects				25,000	26,000	25,000
24605	Building/Grounds Maintenance				6,000	4,000	5,500
30205	Dues & Publications				1,000	950	1,000
30305	General Insurance				9,000	10,000	10,000
30605	Professional Services				6,500	0	5,000
30705	Landscaping				5,000	500	5,000
31505	Meetings & Conferences				1,500	1,500	2,500
31615	Store Merchandise				14,000	5,800	13,000
32105	Other Contractual Services				5,000	7,500	5,000
32585	Grant Funds-Unencumbered				20,000	18,000	20,000
32605	Other Projects				17,950	10,000	15,000
32645	Tourism Grant				0	0	0
			Total		**$313,950**	**$307,125**	**$322,100**

Overview

Revenues

Interest Income	$0
Gaming Taxes	$0
Admissions	$0
Total	$0
Cash Carried Forward	
MP&I	$0
Other	$0
Available Monies	$0

FUND			FY 2026-2027 BUDGET				64
GAMING TAXES			DEPARTMENT				
17-171			**GAMING FUNDING**				
					Budget	Projected	Budget
					FY	FY	FY
Code #	NON-PERSONNEL				2025-26	2025-26	2026-27
30505	Audit Fees				$5,000	$5,000	$5,000
33005	Gaming Funding				137,000	137,000	137,000
41505	Transfer to Other Funds				680,000	680,000	680,000
41515	Transfer to other funds- COP Debt				735,000	735,000	700,000
43005	Gaming Projects				$1,418,000	1,000,000	$1,502,098
			Total		$2,975,000	$2,557,000	$3,024,098

NAME	FY 2026-27 FUNDING	ACCOUNT #
Howard County Sheriff's Dept	$27,000	17-171-33015
Howard County Prosecuting Attorney	$15,000	17-171-33025
New Franklin Police Department	$10,000	17-171-33035
Cooper County Sheriff's Department	$40,000	17-171-33045
Cooper County Prosecuting Attorney	$27,000	17-171-33055
City of Blackwater	$1,000	17-171-33085
City of Bunceton	$1,000	17-171-33105
City of Pilot Grove	$1,000	17-171-33115
OATS - Katy Flyer	$15,000	17-171-33125
Total	**$137,000**	

	FY 2024-2025 BUDGET				66
	DEPARTMENT				
	GAMING PROJECTS				
FUND					
GAMING PROJECTS					
17-171					
Account #	**Internal**				
17-171-43555	Capital Replacement			$316,098	
	Internal				
	Total			$316,098	
	Miscellaneous				
17-171-43285	PD Cars			$80,000	
17-171-43425	Street Improvements			$300,000	
17-171-43435	Demolitions/Code Enf			$13,000	
17-171-43455	Codification			$8,000	
17-171-43515	Planning Related			$25,000	
17-171-43525	ADA Projects			$12,000	
17-171-43545	Contingency			$100,000	
17-171-44555	Police - Various			$20,000	
	Total			$558,000	
	Major Projects/Initiatives				
17-171-43615	MP&I - Other/Reserve-Current			$628,000	
	Total			$628,000	
				Grand Total	$1,502,098

Fund
Parks-Stormwater Sales Tax

Department
General 20-291

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$277,940	$260,471	$274,000
Non-Personnel	$797,500	$720,298	$860,500
Capital	$0	$0	$0
TOTAL	$797,500	$720,298	$860,500

This fund is responsible for accounting of the receipts of the Parks and Stormwater one-half cent sales tax approved in 2012.

The remaining I/I Basin obligation is $262,000 which will be covered by existing debt proceeds.

FUND			FY 2026-2027 BUDGET				68
PARKS-STORMWATER			DEPARTMENT				
SALES TAX			**GENERAL**				
20-291							
					Budget	Projected	Budget
					FY	FY	FY
					2025-26	2025-26	2026-27
	PERSONNEL						
10005	Salaries (Pool)				$185,000	$173,316	$175,000
10025	Part Time				$53,000	$57,429	$72,000
10105	Overtime				$12,000	$4,953	$5,000
10205	FICA				$20,740	$18,030	$18,000
10305	Health Insurance				$0	$0	$0
10605	Retirement (Lagers)				$3,200	$2,743	$0
10805	Workers Comp Insurance				$4,000	$4,000	$4,000
10905	Unemployment				$0	$0	$0
		Subtotal			$277,940	$260,471	$274,000
	NON-PERSONNEL						
20205	Electricity/Gas Soccer Fields				$0	$0	$0
20705	Miscellaneous				$0	$0	$0
30305	Insurance				$0	$0	$0
30505	Audit Fees				$0	$0	$0
30605	Professional Services				$0	$25,000	$21,000
30695	Park Related Projects				$50,000	$0	$90,000
30805	Stormwater Related Projects				$171,975	$125,000	$175,000
30955	Transfer to Other Funds				$0	$0	$0
45105	Principal 2016 COP				$272,085	$270,000	$280,000
45205	Interest 2016 COP				$25,000	$39,327	$20,000
45305	Fees				$500	$500	$500
		TOTAL			**$797,500**	**$720,298**	**$860,500**

Fund **Parks-Stormwater Sales Tax**

Department **Mo Soccer Park Operations** 20-292

DEPARTMENT SUMMARY		Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services		$0	$0	$0
Non-Personnel		$112,500	$112,325	$119,500
Capital		$0	$0	$0
	TOTAL	$112,500	$112,325	$119,500

FUND			FY 2026-2027 BUDGET				70
PARKS-STORMWATER			DEPARTMENT				
SALES TAX			**MO SOCCER PARK OPERATIONS**				
20-292							
					Budget	Projected	Budget
					FY	FY	FY
					2025-26	2025-26	2026-27
	NON-PERSONNEL						
20205	Electricity/Gas Soccer Fields				$8,000	$5,500	$6,000
20505	Telephone/Internet				$5,500	$5,300	$5,500
20605	Operational Supplies				$0	$1,000	$1,000
20705	Miscellaneous				$0	$0	$0
21105	Motor Fuel/Lube				$2,000	$500	$2,000
21605	Janitorial				$5,000	$1,400	$2,500
22305	Small Tools and Equipment				$1,000	$125	$1,000
24605	Building Maintenance				$0	$0	$0
24705	Auto/Machine Maintenance				$1,000	$1,500	$1,500
24805	Lighting Maintenance				$0	$15,000	$10,000
24905	Ground Maintenance				$0	$12,000	$10,000
30605	Professional Services				$0	$0	$0
32105	Other Contractual Services				$90,000	$70,000	$80,000
		TOTAL			**$112,500**	**$112,325**	**$119,500**

Fund
KEMPER PROJECT FUNDED BY TEMP SALES TAX

Department
GENERAL 21-211

DEPARTMENT SUMMARY	Budget 2025-26	Projected 2025-26	Budget 2026-27
Personnel Services	$0	$0	$0
Non-Personnel	$1,750,000	$1,048,000	$4,700,000
Capital	$0	$0	$0
TOTAL	$1,750,000	$1,048,000	$4,700,000

FUND			FY 2026-2027 BUDGET				72
KEMPER PROJECT			DEPARTMENT				
FUNDED BY TEMP SALES TAX				**GENERAL**			
21-211							
					Budget	Projected	Budget
					FY	FY	FY
					2025-26	2025-26	2026-27
	NON-PERSONNEL						
20705	Miscellaneous				$0	$48,000	$0
30305	Insurance				$0	$0	$0
30405	Equipment Rental/Lease				$0	$0	$0
30605	Professional Services				$0	$250,000	$200,000
30955	Transfer to Other Funds				$0	$0	$0
41025	Road Improvements				$0	$0	$0
41295	JFH Renovations and Repairs				$750,000	$750,000	$0
41405	Academic Hall Renovations				$1,000,000	0	4,500,000
42505	Save				$0	$0	$0
		TOTAL			**$1,750,000**	**$1,048,000**	**$4,700,000**

BILL NO: 2026-005 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR BOONSLICK INDUSTRIES DOG GROOMING FACILITY, LOCATED AT 1624 WEST ASHLEY ROAD, BOONVILLE, COOPER COUNTY, MISSOURI, PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Boonslick Industries is proposing to build a dog grooming facility at 1624 West Ashley Road; and

WHEREAS, City staff met and communicated with Boonslick Industries and their engineers and architects to discuss the proposed development plan; and

WHEREAS, The final site plan was considered at the Planning and Zoning Commission meeting on February 10, 2026. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended their approval by the Council. Said site plans are incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council has evaluated the site plans for compatibility with the use of abutting sites, the safety and convenience of vehicle and pedestrian traffic and in view of the potential economic benefit to the City of Boonville and finds them to be appropriate to further economic development of the City of Boonville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the final site plan as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 1624 West Ashley Road in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage; and approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST TIME 2ND DAY OF MARCH, 2026

READ FOR THE FIRST AND SECOND TIME AND PASSED THIS 2ND DAY OF MARCH, 2026, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS READING.

_____

PRESIDENT OF THE COUNCIL

APPROVED THIS 2nd DAY OF MARCH 2026

_____

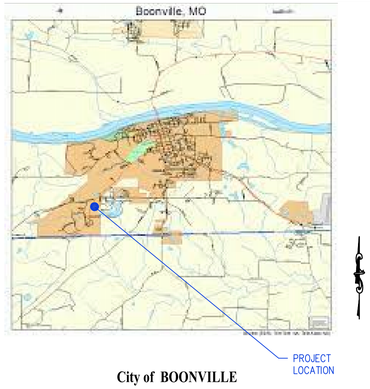
Ned Beach, Mayor

ATTEST:

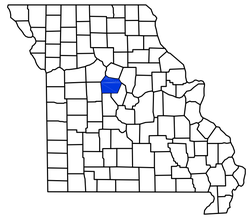
_____

Amber Davis, City Clerk

New Dog Grooming Facility for:
Boonslick Industries, Inc.
1620 West Ashley Rd.
Boonville, Cooper County, Missouri 65233



City of BOONVILLE



COOPER COUNTY, MO

PROJECT SCOPE:
THE PROPOSED BUILDING IS AN APPROXIMATELY 3,750 S.F. SINGLE STORY BUILDING PLANNED FOR ONE TENANT. THE BUILDING WILL BE STEEL FRAMED AND IS OF TYPE IIB CONSTRUCTION AND WILL NOT BE SPRINKLERED. THE BUILDING CONSISTS OF USE GROUPS B BUSINESS.

BUILDING CODES IN EFFECT:
IBC/2006, NEC/2005, IPC/2006, IMC/2006, IPMC/2006, IFGC/2006, IECC/2006, IEBC/2006 IFC/2006 AS AMENDED AND ADOPTED BY THE CITY OF BOONVILLE, MISSOURI

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
JAY D. BERENDZEN, ARCHITECT
PORTER, BERENDZEN & ASSOCIATES, P.C.

DEFERRED SUBMITTALS:
1. PRE-ENGINEERED STRUCTURE

BIDDING INFORMATION:

BASE BID: ALL SHOWN AND LISTED ON PLANS
ALTERNATES: NONE

OWNER:
Boonslick Industries, Inc.

1620 West Ashley Road
Boonville, Missouri 65233
660.882.5576

Lori Woods - Executive Director
lori.woods@uoi.org
Geoff Shackelford - Director
geoff.shackelford@uoi.org

GENERAL CONTRACTOR:
TBD

ARCHITECT:
PORTER, BERENDZEN & ASSOCIATES, P.C.

200 South Henry Clay Blvd.
Ashland, Missouri 65010
573.657.2022 phone
pba-architecture.com

Jay D. Berendzen, AIA
jay@pba-architecture.com
Jon D. Berendzen, AIA
jon@pba-architecture.com

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS

100 Nifong Blvd., Building 1
Columbia, Missouri 65203
573.447.0292 phone
crockettengineering.com

Jared Verslues, PE
jverslues@crockettengineering.com

MECHANICAL-ELECTRICAL-PLUMBING ENGINEERING:
J-SQUARED ENGINEERING

2401 Bernadette Drive, Ste. 201
Columbia, Missouri 65203
573.234.4492 phone
j-squaredeng.com

Jeremy Patrick
jeremy@j-squaredeng.com
JP Watson, PE
jp@j-squaredeng.com

CIVIL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS

100 Nifong Blvd., Building 1
Columbia, Missouri 65203
573.447.0292 phone
crockettengineering.com

Andy Greene, PE
agreene@crockettengineering.com

SHEET INDEX

General		
G001	-	COVER SHEET
Civil	-	SUBMITTED UNDER SEPARATE COVER
Structural		
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M603	-	DOAS DETAILS & SCHEDULES 2
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EL101	-	LIGHTING PLAN
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PS101	-	SANITARY SEWER PLAN
PW101	-	WATER & GAS PLAN
P501	-	PLUMBING DETAILS & SCHEDULES

PROJECT SCOPE:
A PROPOSED SINGLE STORY BUILDING THAT WILL ACCOMMODATE A SINGLE TENANT OF USE GROUP B - BUSINESS. DOG GROOMING FACILITY.

BUILDING CODES IN EFFECT:
IBC/2006, NEC/2005, IPC/2006, IMC/2006, IPMC/2006, IFGC/2006, IFC/2006
AS AMENDED AND ADOPTED BY THE CITY OF BOONVILLE, MISSOURI

ADMINISTRATION (CHAPTER 1)
- DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE
  JAY D. BERENDZEN, ARCHITECT
  PORTER, BERENDZEN & ASSOCIATES, P.C.
  200 SOUTH HENRY CLAY BLVD.
  ASHLAND, MISSOURI 65010
  573.657.2022 PHONE

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)
- MIXED USE - NON-SEPARATED
  - B - BUSINESS

GENERAL BUILDING HEIGHTS & AREAS (CHAPTER 5)
- (USE GROUP B / CONSTRUCTION TYPE IIB - NON-SPRINKLERED)

HEIGHTS
- TABULAR ALLOWABLE BUILDING HEIGHT
  - B - BUSINESS USE: 4 STORIES, 55 FEET
  - ACTUAL BUILDING HEIGHT: 1 STORY, 14 FEET

AREA
- TABULAR ALLOWABLE BUILDING AREA PER FLOOR:
- B - BUSINESS USE: 23,000 S.F.
  FRONTAGE INCREASE = 0% = 0 SF(0.00) = NOT USED
  TOTAL ALLOWABLE AREA = 23,000 S.F.
  ACTUAL AREA = 3,750 S.F.

STATEMENT OF SPECIAL INSPECTIONS:

ALL TESTS AND INSPECTIONS ARE TO BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY. THE SPECIAL INSPECTOR FROM THE TESTING AGENCY SHALL OBSERVE THE WORK FOR CONFORMANCE TO THE DESIGN AND SPECIFICATIONS.

THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD AND ALL OTHER DESIGNATED INDIVIDUALS. ALL DISCREPANCIES ARE TO BE FIRST BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND IF NOT CORRECTED THEN TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS, SPECIFICATIONS, SOILS REPORT AND APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE.

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTIONS:
SEE STRUCTURAL SHEET S100 FOR LIST OF SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.
1705.14 THRU 1705.18 - NONE OF THESE ITEMS ARE APPLICABLE OR REQUIRED FOR THIS BUILDING.

(REFER TO CHAPTER 17 OF THE 2018 INTERNATIONAL BUILDING CODE FOR ADDITIONAL INFORMATION)

TYPES OF CONSTRUCTION (CHAPTER 6)
TYPE IIB - NON-SPRINKLERED

INTERIOR FINISHES (CHAPTER 8)
TABLE 803.13 INTERIOR WALL & CEILING FINISH REQUIREMENTS, NON-SPRINKLERED, GROUP B)
- EXIT ENCLOSURES & EXIT PASSAGEWAYS:
  - CLASS A - (FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450)
- CORRIDORS:
  - CLASS B - (FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450)
- ROOMS & ENCLOSED SPACES:
  - CLASS C - (FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450)

FIRE PROTECTION SYSTEM (CHAPTER 9)
THIS BUILDING IS NOT REQUIRED TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM NOR A FIRE ALARM SYSTEM.
THIS BUILDING IS NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM. OCCUPANT LOAD < 500
THE GENERAL CONTRACTOR SHALL PROVIDE & INSTALL PORTABLE FIRE EXTINGUISHER(S) WITH NO MORE THAN 75 FEET OF TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS LOCATED AS DIRECTED BY THE FIRE MARSHAL.

A KNOX BOX IS REQUIRED AT 6'-0" ABOVE SIDEWALK IN THE LOCATION AS DIRECTED BY THE FIRE MARSHAL.

MEANS OF EGRESS (CHAPTER 10)
SEE LIFE SAFETY / EGRESS PLAN ON SHEET A100 FOR DETAILS & INFORMATION.

ACCESSIBILITY (CHAPTER 11)
- ACCESSIBLE ROUTES WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS; ACCESSIBLE PARKING; ACCESSIBLE PASSENGER LOADING ZONES; AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED (SECTION 1104.1) AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE MADE ACCESSIBLE.
- AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE AN ACCESSIBLE SPACE.
- THIS BUILDING SHALL CONFORM TO: THE AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1-2017) AND THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT.

PLUMBING FIXTURES, FAUCETS, & FIXTURE FITTINGS ~ (IPC 2018)
MINIMUM NUMBER OF PLUMBING FACILITIES

OCCUPANT LOAD:
3750 SF - SEE SHEET A100 = 22 OCCUPANTS

- WATER CLOSETS: 1 WC/25 FOR 1st 50, THEN 1 WC/50 REMAINDER EXCEEDING 50 OCCUPANTS
  - WATER CLOSETS REQUIRED: (1) MEN'S / WOMEN'S
  - WATER CLOSETS PROVIDED = (1) UNISEX
- LAVATORIES: 1 LAV / 40 FOR 1st 80, THEN 1 LAV / 80 REMAINDER EXCEEDING 80 OCCUPANTS
  - LAVATORIES REQUIRED: (1) MEN'S / WOMENS
  - LAVATORIES PROVIDED = (1) UNISEX

PER IPC 2006 SEPARATE FACILITIES ARE NOT REQUIRED FOR BUSINESS USE GROUP WITH 25 OR FEWER OCCUPANTS - NOT APPLICABLE.

- DRINKING FOUNTAINS: 1 DF / 100 OCCUPANTS
  DRINKING FOUNTAINS REQUIRED: 1 REQUIRED
  DRINKING FOUNTAINS PROVIDED = BOTTLED WATER PROPOSED IN LIEU OF DRINKING FOUNTAIN
- SERVICE SINKS:
  - SERVICE SINKS REQUIRED = 1 REQUIRED
  - SERVICE SINK PROVIDED = 1 PROVIDED

FLOOR PLAN / LIFE SAFETY & EGRESS NOTES:

CONSTRUCTION TYPE: TYPE IIB - NON-SPRINKLERED

BUILDING OCCUPANCY: BUSINESS USE OCCUPANCY

TENANT SPACE OCCUPANCY: B-BUSINESS

GENERAL AREA CALCULATIONS

PROPOSED FLOOR AREAS
BUILDING = 3,750 SQ.FT. (GROSS)

MINIMUM OCCUPANT LOAD
3,750 SF = 22 OCCUPANTS - SEE SHEET A100

CORRIDOR FIRE-RESISTANCE RATING REQUIRED = 0 (B OCC. / SPRINKLERED)

MINIMUM CORRIDOR WIDTH = 44 INCHES

DEAD END CORRIDORS SHALL NOT EXCEED 50 FEET

MINIMUM NUMBER OF EXITS REQUIRED = 1 (< 50 OCC. & < 100')
PROPOSED EXITS PROVIDED = 3

EXIT ACCESS TRAVEL DISTANCE: 300 FEET
(100 FEET FOR SINGLE EXIT)

EGRESS WIDTH:
REQUIRED = 34 x 0.20" = 6.8"
PROVIDED = (3) 34" = 102"

EGRESS DOORS SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF NOT LESS THAN 32"

EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIFIC KNOWLEDGE OR EFFORT.

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS TO REVIEW THE DRAWINGS TO ASSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS FOR APPLICABLE ITEMS OF WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FORM PERFORMING ALL WORK REQUIRED.

- CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING - NOTIFY THE DESIGN TEAM & THE OWNER OF ALL CONFLICTS WITHIN THE WORK.
- DRAWINGS - THESE DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS INDICATED. ACTUAL SIZES OF CONSTRUCTION ITEMS, OR OTHER METHODS OF LOCATING CONSTRUCTION. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT LOCATION WITH THE DESIGN TEAM & THE OWNER PRIOR TO INSTALLATION.
- DIMENSIONS - DIMENSIONS ON PLANS ARE FROM FACE OF CONCRETE, MASONRY, OR FRAMING UNLESS OTHERWISE NOTED. DIMENSIONS INDICATED AS "CLEAR" SHALL BE A MINIMUM DIMENSION, (FACE TO FACE) OF FINISH MATERIALS.
- COORDINATION - GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS OF ALL TRADES TO ALLOW FOR TIMELY INCLUSION IN THE WORK SO AS NOT TO DELAY THE WORK OR THE WORK OF ANY SUBCONTRACTOR.
- EQUIPMENT - REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION. VERIFY ANY REQUIREMENTS FOR ROUGH-IN OR CONNECTION PRIOR TO CONSTRUCTION TO ASSURE CORRECT INSTALLATION, OPENINGS, ELECTRICAL, MECHANICAL, BLOCKING, ETC.
- DUCTS, PIPE, CONDUIT, ETC. - ALL VERTICAL AND HORIZONTAL DUCTS, PIPES, CONDUIT, ETC. (WHETHER SHOWN OR NOT) IN FINISHED ROOMS SHALL BE LOCATED WITHIN WALLS OR ABOVE FINISHED CEILINGS. ITEMS THAT CANNOT BE LOCATED WITHIN WALLS OR CEILINGS SHALL BE FURRED IN AND FINISHED TO MATCH ADJACENT SURFACES AND ANY REQUIRED WALL OR CEILING RATINGS. VERIFY ACCEPTABILITY WITH THE DESIGN TEAM & THE OWNER PRIOR TO ENCASEMENT.
- FIXTURES - LAVATORIES AND SINKS SHALL BE INSTALLED A MINIMUM OF 4" FROM FINISHED SIDE WALLS. FAUCETS SHALL BE INSTALLED WITH A MINIMUM OF 5" FROM THE OUTLET TO THE FLOOD RIM OF SINKS, INCLUDING THOSE EQUIPPED WITH VACUUM BREAKERS. WATER CLOSETS SHALL BE INSTALLED A MINIMUM OF 16" FROM FINISHED SIDE WALLS TO CENTERLINE OF FIXTURES.
- BLOCKING - BLOCKING OUTSIDE THE BUILDING ENVELOPE OR SUBJECT TO MOIST OR HUMID CONDITIONS SHALL BE PRESSURE TREATED AND USE CORROSION RESISTANT FASTENERS.
- ACCESS DOORS - FURNISH AND INSTALL ACCESS DOORS IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, FIRE PROTECTION, PLUMBING, ELECTRICAL, OR OTHER EQUIPMENT IS REQUIRED. WHERE WALL OR CEILING IS REQUIRED TO BE RATED, PROVIDE ACCESS DOORS OF FIRE RATING EQUAL TO THE ASSEMBLY IN WHICH THEY OCCUR.
- EXISTING CONDITIONS - THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON INFORMATION PROVIDED TO THE DESIGN TEAM. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE JOB SITE, AND NOTIFY THE DESIGN TEAM & THE OWNER OF DEVIATIONS FROM THESE DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF THE WORK.
- PRECAUTIONS - IF UNFORESEEN CONDITIONS ARE DISCOVERED WHICH COULD RESULT IN DAMAGE TO THE STRUCTURE OR INJURY TO ITS OCCUPANTS, REPORT ANY SUCH CONDITION IMMEDIATELY TO THE DESIGN TEAM & THE OWNER. TAKE PRECAUTIONS TO PROPERLY SUPPORT THE STRUCTURE.
- HAZARDOUS MATERIALS - CONTRACTOR SHALL IMMEDIATELY REPORT THE DISCOVERY OF ANY HAZARDOUS MATERIALS TO THE DESIGN TEAM & THE OWNER.
- SITE USAGE - USE OF THE SITE FOR ANY CONSTRUCTION STAGING OR OTHER OPERATIONS SHALL BE COORDINATED WITH THE DESIGN TEAM & THE OWNER. TAKE CARE NOT TO BLOCK OR ADVERSELY AFFECT ANY PUBLIC OR ADJACENT OWNER AREAS.
- EXIT ACCESS - MAINTAIN FREE, SAFE, AND APPROVED MEANS OF EGRESS IN AND OUT OF PROJECT LOCATION IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES.
- THE CONTRACT DESIGN DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT, AND , EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES AND SEQUENCES.
- THE ARCHITECT SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK FOR OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DESIGN DOCUMENTS.
- THE DESIGN TEAM INCLUDING THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO OR DEVIATIONS FROM THE CONTRACT DESIGN DOCUMENTS. ANY CHANGES OR DEVIATIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OF RECORD. WRITTEN APPROVAL MUST BE OBTAINED.
- PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF THE ARCHITECT IS SOLEY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DESIGN DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT

EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT
ISSUE DATE: January 20, 2026

The Professional Architects seal affixed to this sheet applies only to the materials and items shown on this sheet. All drawings, instruments or other documents not bearing this seal shall not be considered prepared by the architects, and this architect expressly disclaims any and all responsibility for such plan drawings or documents not exhibiting this seal.

MISSOURI ARC-000588
EXP. 12/31/27

PORTER, BERENDZEN & ASSOCIATES, P.C.
ARCHITECTS
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jay@pba-architecture.com
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ASHLAND, MISSOURI 65010

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

PROJECT DATE
JANUARY 2026

SHEET TITLE
COVER

SHEET NUMBER
G001

Boonslick Industries, INC.

Boonville, Cooper County, Missouri

GENERAL NOTES

ELEVATION DATUM
SEE ARCHITECTURAL DRAWINGS OR SITE PLAN FOR FINISH FLOOR ELEVATIONS

DESIGN SPECIFICATIONS
2006 INTERNATIONAL BUILDING CODE

EARTHWORK
EARTHWORK OPERATIONS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL TESTING AGENCY TO ASSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT BY CROCKETT GTL, DATED JULY 30, 2025.

CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 305 SPECIFICATIONS FOR HOT WATER CONCRETE, AND ACI 306 SPECIFICATIONS FOR COLD WEATHER CONCRETE, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

1. CONCRETE SHALL DEVELOP THE FOLLOWING 28-DAY MINIMUM COMPRESSIVE STRENGTH:
   - FOUNDATIONS – 3,000 PSI, 500# MIN. CEMENT/FLY ASH, 0.45 W/C RATIO
   - CAST-IN-PLACE WALLS – 3,500 PSI, 540# MIN. CEMENT/FLY ASH, 0.45 W/C RATIO
   - FLOOR SLAB – 4,000 PSI, 565# MIN. CEMENT ONLY, 0.45 W/C RATIO
   - EXTERIOR SLABS, WALLS AND CURBS – 4,000 PSI, 580# MIN. CEMENT/FLY ASH, 0.42 W/C RATIO
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
3. CHLORIDE- BASED ADMIXTURES ARE PROHIBITED IN ALL REINFORCED CONCRETE.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A615, A616, OR A617, GRADE 60.
5. ALL CONTINUOUS REINFORCING STEEL THAT MEETS AT A CORNER SHALL BE TIED TOGETHER WITH A CORNER BAR THAT HAS SUFFICIENT LAP DISTANCE IN EACH DIRECTION
6. CONTINUOUS REINFORCING BARS LAP LENGTH SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE
7. CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C- 143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY. NO WATER MAY BE ADDED TO THE CONCRETE MIX ON SITE UNLESS WATER IS WITHHELD AT THE BATCHING FACILITY. IF WATER IS WITHHELD AT THE BATCHING FACILITY IT SHOULD BE REFLECTED ON THE LOAD TICKET. THE TOTAL AMOUNT OF WATER IN THE MIX SHALL NOT EXCEED WHAT IS NOTED ON THE APPROVED MIXED. THIS SHALL BE NOTED IN THE SPECIAL INSPECTOR'S RECORDS.
8. CONCRETE EXPOSED TO WEATHER, VEHICLES, AND/OR DEICING CHEMICALS SHALL BE AIR-ENTRAINED WITH 6% (+/-) 1.5% ENTRAINED AIR BY VOLUME AT POINT OF DISCHARGE. DO NOT ALLOW AIR CONTENT OF TROWELED FINISHED FLOORS TO EXCEED 3%.
9. SUBMIT CONCRETE MIX PROPORTIONS PRIOR TO START OF WORK. DO NOT BEGIN CONCRETE PRODUCTION UNTIL MIXES HAVE BEEN REVIEWED AND ARE ACCEPTABLE TO THE ENGINEER.
10. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.
11. CONCRETE WORK EXECUTION
    - A. CONSTRUCT FORMS TO CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION; AND TO SUPPORT VERTICAL AND LATERAL LOADS.
    - B. POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE, UNLESS NOTED OTHERWISE ON THE DRAWINGS:
      CAST AGAINST AND EXPOSED TO EARTH.....3 INCHES
      EXPOSED TO EARTH OR WEATHER.....2 INCHES
      NOT EXPOSED TO WEATHER OR
      IN CONTACT WITH EARTH.....1 ½ INCHES
    - C. PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 15 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL JOINTS MINIMUM ¼ OF SLAB DEPTH, AS SOON AFTER SLAB FINISHING WITHOUT DISLODGING AGGREGATE.
    - D. STEEL TROWEL FINISH ALL INTERIOR CONCRETE SLABS, BROOM FINISH ALL EXTERIOR CONCRETE SLABS.
    - E. CURE ALL CONCRETE IN COMPLIANCE WITH ACI 301, USING A LIQUID TYPE MEMBRANE, NON-RESIDUAL, CURING COMPOUND COMPLYING WITH ASTM C309. ASSURE COMPATIBILITY WITH FINISH FLOOR COVERING.

POST-INSTALLED ANCHORS

1. ALL POST-INSTALLED ANCHORS SHALL MEET THE REQUIREMENTS OF THE CODE-CITED EDITION OF ACI 318, APPENDIX "D", AND SHALL BE ACCEPTABLE FOR BOTH CRACKED AND UNCRACKED CONCRETE.
2. EXPANSION ANCHORS HAVE BEEN DESIGNED AS HILTI KWIK BOLT TZ ANCHORS, UNLESS NOTED OTHERWISE.
3. ADHESIVE ANCHORS HAVE BEEN DESIGNED TO USE HILTI HIT HY 200 ADHESIVE IN CONCRETE OR SOLID MASONRY, UNLESS NOTED OTHERWISE.
4. EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO).
5. EMBEDMENT DEPTH IS DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD-BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE BUT NOT YET EXPANDED.
6. ADHESIVE ANCHORS SHALL BE ACCEPTABLE FOR LONG-TERM LOADING. WHEN BASE MATERIAL TEMPERATURES ARE BELOW 40 DEG F, ONLY NON-EPOXY-BASED ADHESIVES SHALL BE USED.
7. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLANE ANCHORS. CARE SHALL BE TAKEN TO AVOID CONFLICTS WITH EXISTING REINFORCING BARS. HOLES SHALL BE DRILLED AND CLEANED PER ANCHOR MANUFACTURER'S SPECIFICATIONS.
8. STAINLESS STEEL ANCHORS ARE REQUIRED AT ALL PERMANENTLY EXPOSED WEATHER CONDITIONS.

SPECIAL INSPECTIONS

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

a. CONCRETE GROUT DESIGN MIX (PERIODIC)
b. PLACING OF CONCRETE AND REINFORCING STEEL (CONTINUOUS OF CONCRETE SAMPLING / PERIODIC OF REINFORCING)
c. BOLTS & ANCHORS EMBEDDED IN CONCRETE (PERIODIC)
d. STRUCTURAL STEEL FABRICATIONS (UNLESS AISC APPROVED) (PERIODIC)
e. STRUCTURAL STEEL BOLTING & WELDING (PERIODIC)
f. POST INSTALLED ANCHORS IN CONCRETE (CONTINUOUS)
g. IN-SITU SOILS, EXCAVATIONS, FILLING & COMPACTION (PERIODIC)

THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.

PRE-ENGINEERED STEEL BUILDING STRUCTURE

1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE AISC SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS, THE ASC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AND CURRENT OSHA STANDARDS.
2. ALL STRUCTURAL AND MISCELLANEOUS STEEL ITEMS SHALL RECEIVE ONE COAT OF RUST INHIBITIVE PRIMER/PAINT.
3. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS IN ACCORDANCE WITH THE CURRENT EDITION OF THE AWS STRUCTURAL WELDING CODE.
4. THIS STEEL STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE SPECIFIED CODE.
5. PER IBC TABLE 1604.3 ROOF MEMBERS SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/120 AND L/180 LIVE LOAD, WALL GIRTS SHALL BE DESIGNED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/120 WITHOUT BRICK AND TOTAL FRAME DEFLECTION SHALL BE LIMITED TO H/60. (ALL DEFLECTIONS BASED ON SERVICE WIND LOAD)
6. LOADING DESIGN DATA SHALL BE AS FOLLOWS:

6.1. ROOF LOADINGS:

6.1.1.	LIVE LOAD	20 PSF
6.1.2.	COLLATERAL LOAD	5 PSF
6.1.3.	DEAD LOAD	STRUCTURE WEIGHT

6.2. SNOW LOAD (DRIFTING AND SLIDING SNOW IN ADDITION TO UNIFORM LOAD):

6.2.1.	Pg=	20 PSF
6.2.2.	Is=	1.0

6.3. SEISMIC DESIGN DATA:

6.3.1.	OCCUPANCY CATEGORY	II
6.3.2.	SITE CLASSIFICATION	C
6.3.3.	Ie =	1.0
6.3.4.	Ss =	0.145
6.3.5.	S1 =	0.087

6.4. WIND LOADINGS:

6.4.1.	V =	90 MPH (3-SECOND GUST)
6.4.2.	Iw =	1.0
6.4.3.	EXPOSURE =	C

7. SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   a. SHOP DRAWINGS PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI INCLUDING ANCHOR PLAN AND DETAILS.
   b. DESIGN LOADS FOR FOUNDATION AND ANCHOR DESIGN INCLUDING VERTICAL, HORIZONTAL, AND LATERAL LOADS AT EACH COLUMN BASE.
8. BEARING CAPACITY: 2500 PSF

INDEX OF SHEETS

COVER / GENERAL STRUCTURAL DATA	S100
FOUNDATION PLAN	S200
FOUNDATION DETAILS	S210-S212

REVISIONS:

No.	Date
PERMIT SET	01/20/2026

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
JARED W. VOELSUES
NUMBER PE-2017000387
PROFESSIONAL ENGINEER
01/20/2026

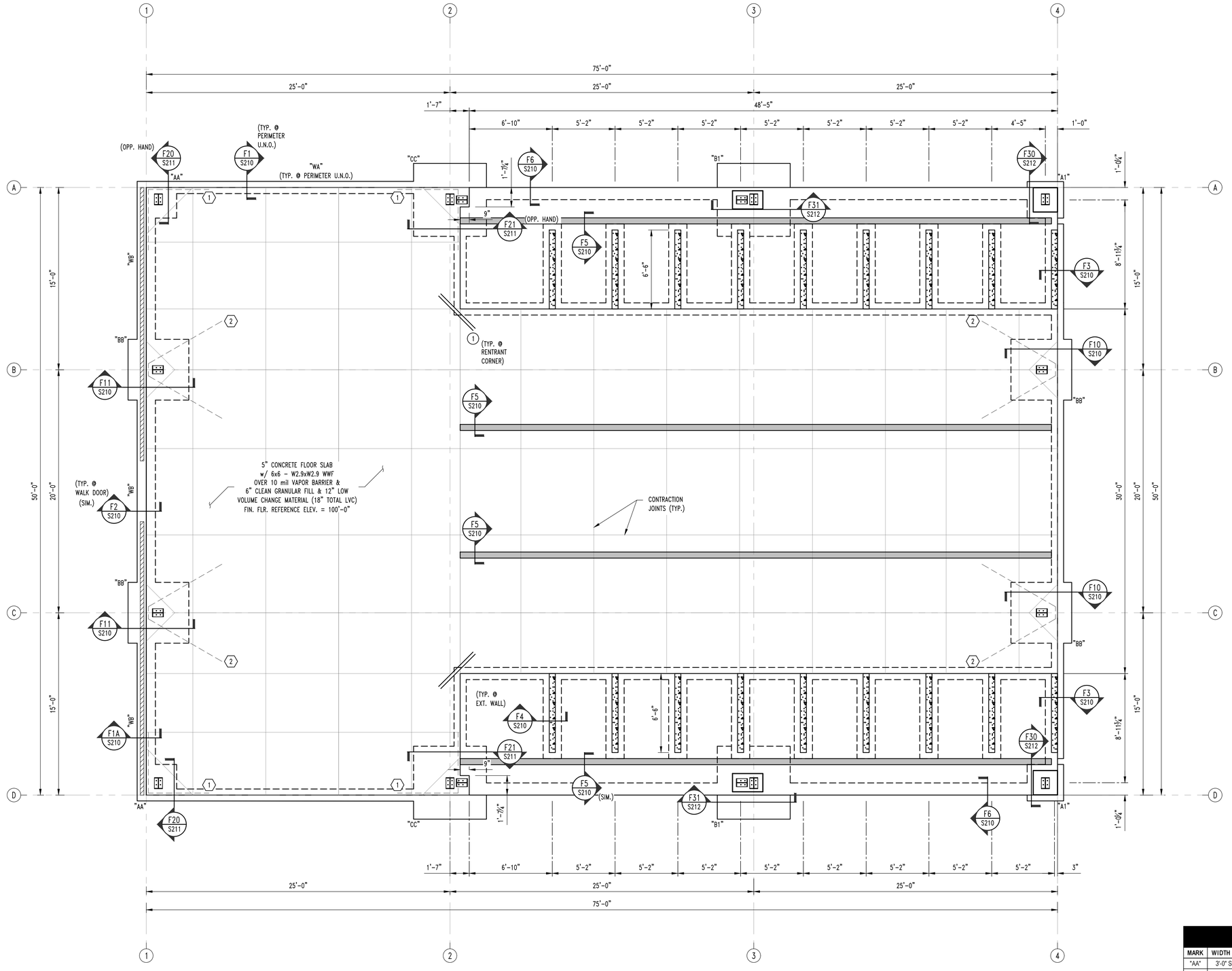
STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006013501

CLIENT:
PBA
ARCHITECTURE
2005 HENRY CLAY BLVD.
ASHLAND, MISSOURI

BOONSLICK INDUSTRIES, INC.
1620 WEST ASHLEY ROAD
BOONVILLE, COOPER COUNTY, MISSOURI

DRAWING INCLUDES:
GENERAL
STRUCTURAL DATA

DESIGNED:	JWV
DRAWN:	TGS
PROJECT NO.:	250085
SHEET:	S100

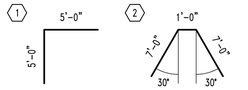


1 S200 **FOUNDATION PLAN**

SCALE: ¼" = 1'-0"

PLAN NORTH

HAIRPIN KEY



#4 HAIRPIN #5 HAIRPIN

FOUNDATION NOTES

1. REENTRANT CORNER BARS, REFER TO TYPICAL CRACK CONTROL REINFORCING DETAIL ON SHEET S210.

FOOTING SCHEDULE

MARK	WIDTH (W)	LENGTH (L)	DEPTH (D)	REINFORCING
"AA"	3'-0" SQ.	---	2'-6"	4 - #5 x 2'-6" EACH WAY, TOP & BOTTOM
"BB"	5'-0" SQ.	---	2'-6"	6 - #5 x 4'-6" EACH WAY, TOP & BOTTOM
"CC"	6'-0" SQ.	---	2'-6"	7 - #5 x 5'-6" EACH WAY, TOP & BOTTOM
"A1"	3'-0" SQ.	---	2'-0"	3 - #5 x 2'-6" EACH WAY, TOP & BOTTOM
"B1"	6'-0" SQ.	---	2'-0"	6 - #5 x 5'-6" EACH WAY, TOP & BOTTOM
"WA"	1'-0"	CONT.	2'-6"	4 - #4 CONTINUOUS
"WB"	1'-6"	CONT.	2'-6"	2 - #5 EACH WAY, TOP & BOTTOM

REVISIONS:

No.	Date
PERMIT SET	01/20/2026

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
JARED W. VERSLUES
NUMBER PE-2017000387
PROFESSIONAL ENGINEER
01/20/2026

STRUCTURAL ENGINEER:
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CLIENT:
PBA ARCHITECTURE
2005 HENRY CLAY BLVD.
ASHLAND, MISSOURI

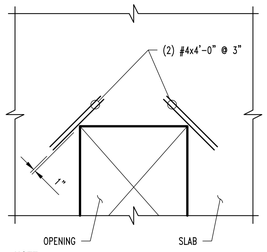
BOONSLICK INDUSTRIES, INC.

1620 WEST ASHLEY ROAD
BOONVILLE, COOPER COUNTY, MISSOURI

DRAWING INCLUDES:
FOUNDATION PLAN

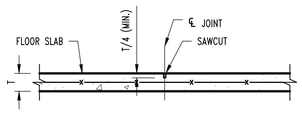
DESIGNED: JWV
DRAWN: TGS
PROJECT NO.: 250085

SHEET: S200

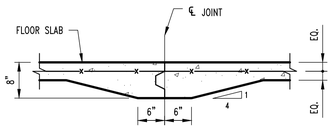


NOTE:
TYPICAL AT ALL REENTRANT CORNERS FOR SLAB-ON-GRADE & STRUCTURAL SLAB. REINFORCING TO BE CENTERED IN SLAB THICKNESS.

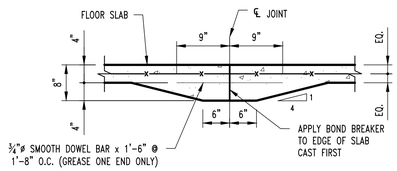
CRACK CONTROL REINFORCING



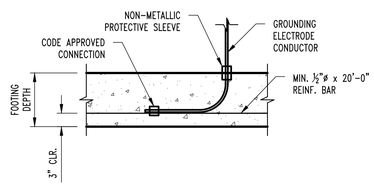
CONTRACTION JOINT



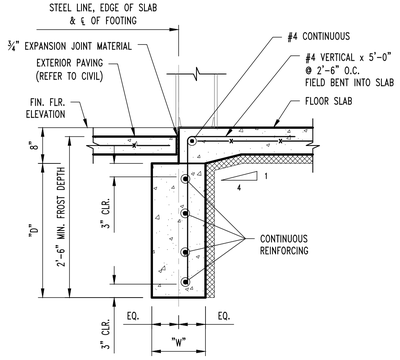
CONSTRUCTION JOINT



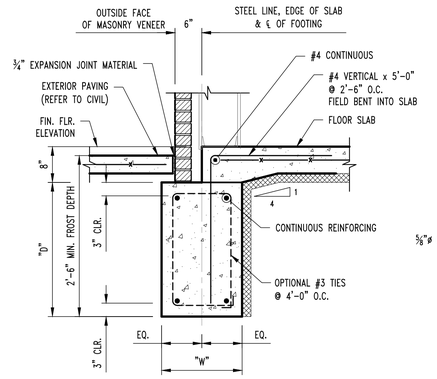
CONSTRUCTION JOINT



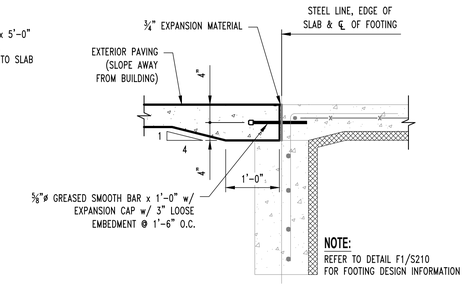
TYP. ELECTRICAL GROUNDING DETAIL @ FOOTING



F1 / S200 **CONTINUOUS FOOTING DETAIL**
SCALE: ¾" = 1'-0"

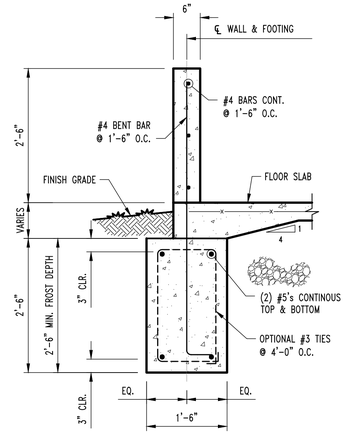


F1A / S200 **CONTINUOUS FOOTING DETAIL**
SCALE: ¾" = 1'-0"

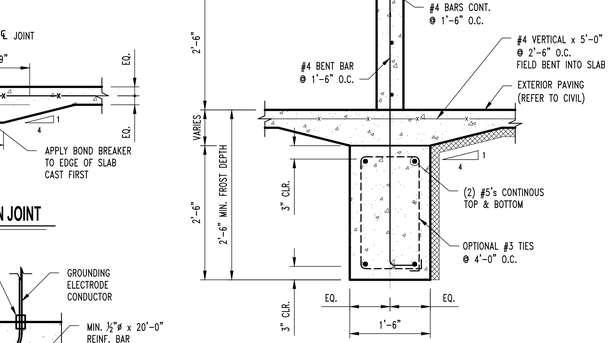


NOTE:
REFER TO DETAIL F1/S210 FOR FOOTING DESIGN INFORMATION

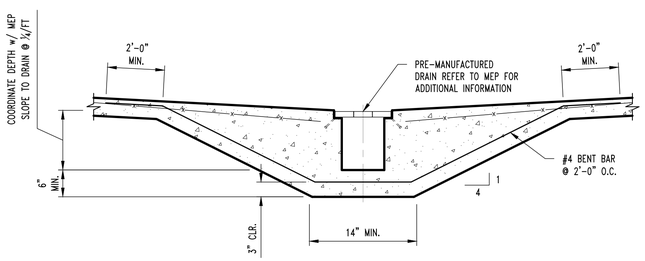
F2 / S200 **THRESHOLD DETAIL (LOCATED @ WALK DOORS ONLY)**
SCALE: ¾" = 1'-0"



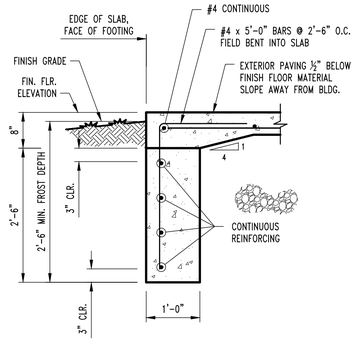
F3 / S200 **CONT. INTERIOR FOOTING SECTION**
SCALE: ¾" = 1'-0"



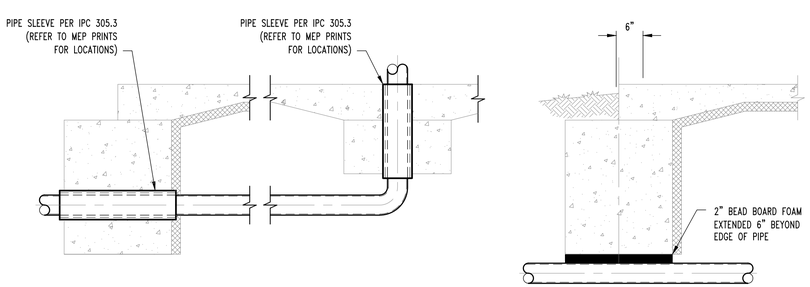
F4 / S200 **CONTINUOUS FOOTING DETAIL**
SCALE: ¾" = 1'-0"



F5 / S200 **TRENCH DRAIN DETAIL**



F6 / S200 **CONT. FOOTING SECTION**
SCALE: ¾" = 1'-0"



TYP. PLUMBING COORDINATION DETAILS

REVISIONS:

No.	Date
PERMIT SET	01/20/2026

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI · JARED W. VERSLUES · NUMBER PE-2017000387 · PROFESSIONAL ENGINEER
01/20/2026

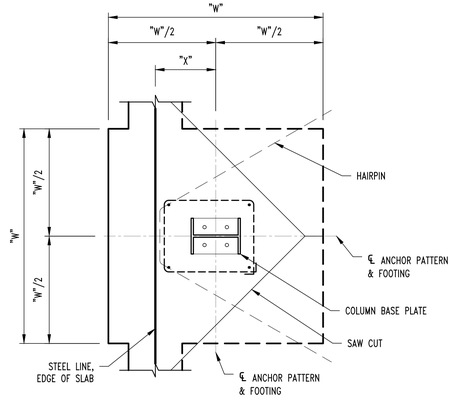
STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006013501

CLIENT:
PBA
ARCHITECTURE
2005 HENRY CLAY BLVD.
ASHLAND, MISSOURI

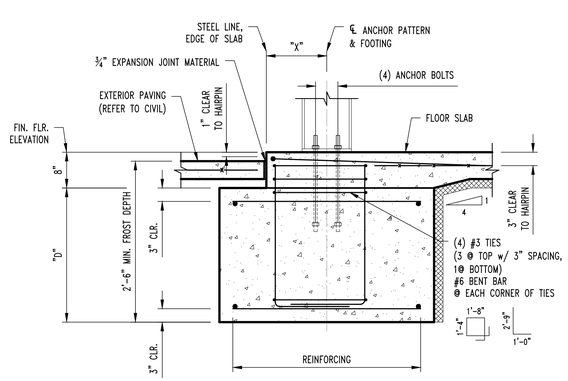
BOONSLICK INDUSTRIES, INC.
1620 WEST ASHLEY ROAD
BOONVILLE, COOPER COUNTY, MISSOURI

DRAWING INCLUDES:
FOUNDATION DETAILS

DESIGNED:	JWV
DRAWN:	TGS
PROJECT NO.:	250085
SHEET:	S210

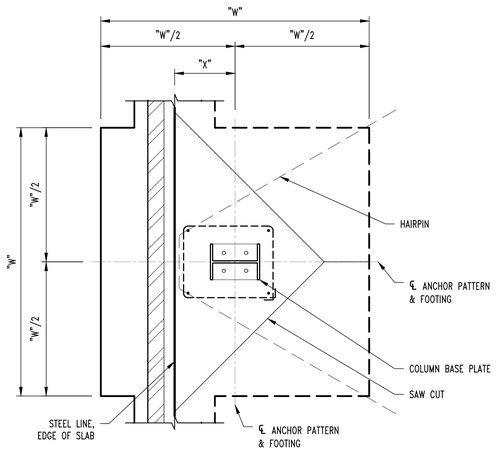


PLAN VIEW

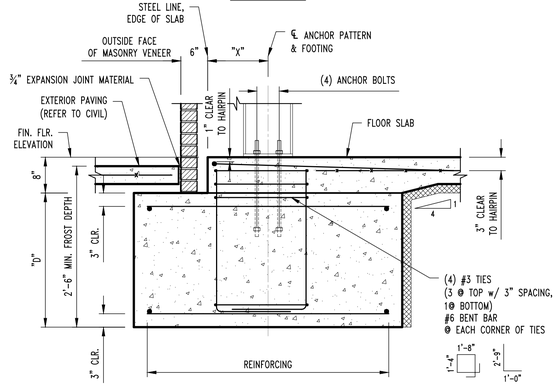


F10 S200 **COLUMN FOOTING SECTION**

SCALE: ¾" = 1'-0"

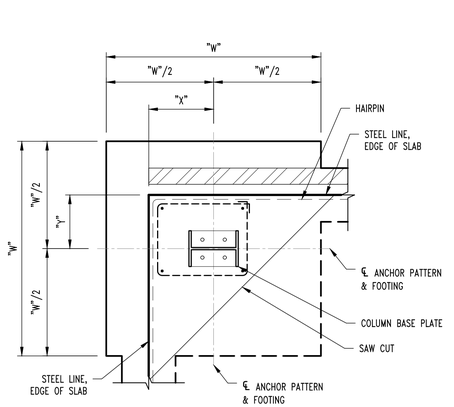


PLAN VIEW

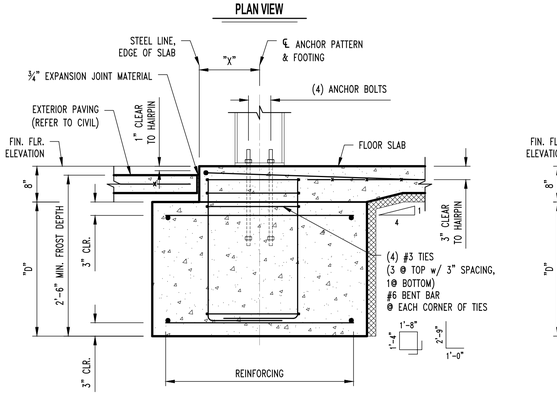


F11 S200 **COLUMN FOOTING SECTION**

SCALE: ¾" = 1'-0"

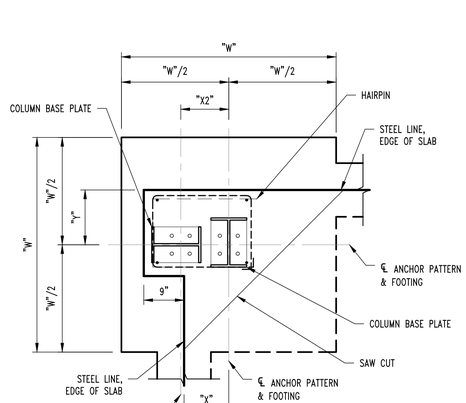


PLAN VIEW

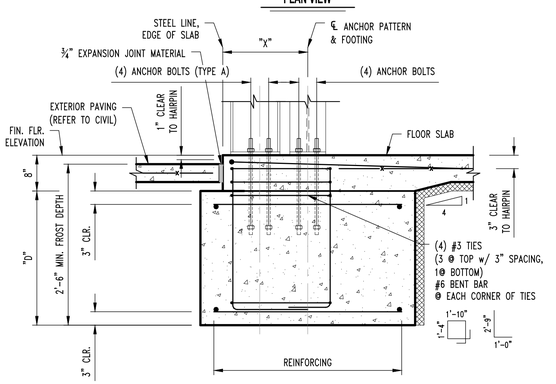


F20 S200 **COLUMN FOOTING SECTION**

SCALE: ¾" = 1'-0"



PLAN VIEW



F21 S200 **COLUMN FOOTING SECTION**

SCALE: ¾" = 1'-0"

REVISIONS:

No.	Date
PERMIT SET	01/20/2026

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STATE OF MISSOURI
JARED W. VERSLUES
NUMBER PE-2017000387
PROFESSIONAL ENGINEER
01/20/2026

STRUCTURAL ENGINEER:
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ARCHITECTURE
2005 HENRY CLAY BLVD.
ASHLAND, MISSOURI

BOONSLICK INDUSTRIES, INC.

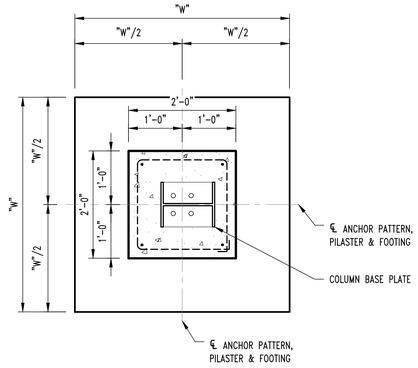
1620 WEST ASHLEY ROAD
BOONVILLE, COOPER COUNTY, MISSOURI

DRAWING INCLUDES:

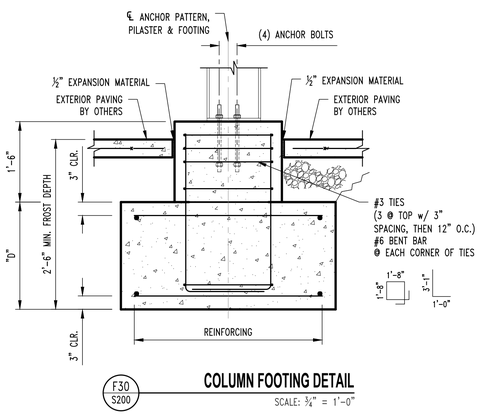
FOUNDATION DETAILS

DESIGNED:	JWV
DRAWN:	TGS
PROJECT NO.:	250085

SHEET:
S211

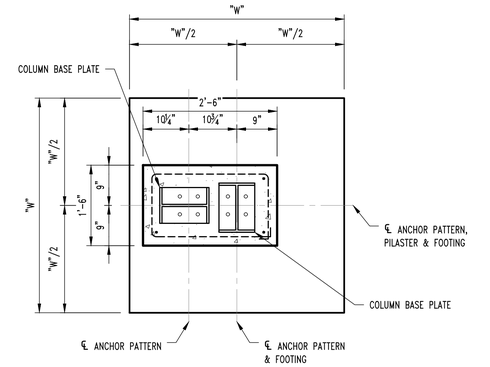


PLAN VIEW

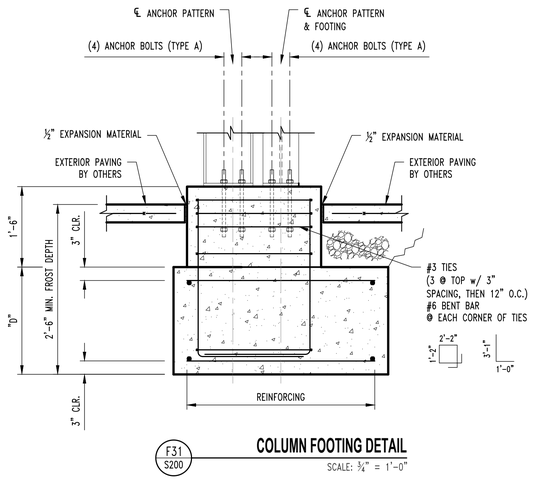


F30 / S200 **COLUMN FOOTING DETAIL**

SCALE: ¾" = 1'-0"



PLAN VIEW



F31 / S200 **COLUMN FOOTING DETAIL**

SCALE: ¾" = 1'-0"

REVISIONS:

No.	Date
PERMIT SET	01/20/2026

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STATE OF MISSOURI
JARED W. VERSLUES
NUMBER PE-2017000387
PROFESSIONAL ENGINEER
01/20/2026

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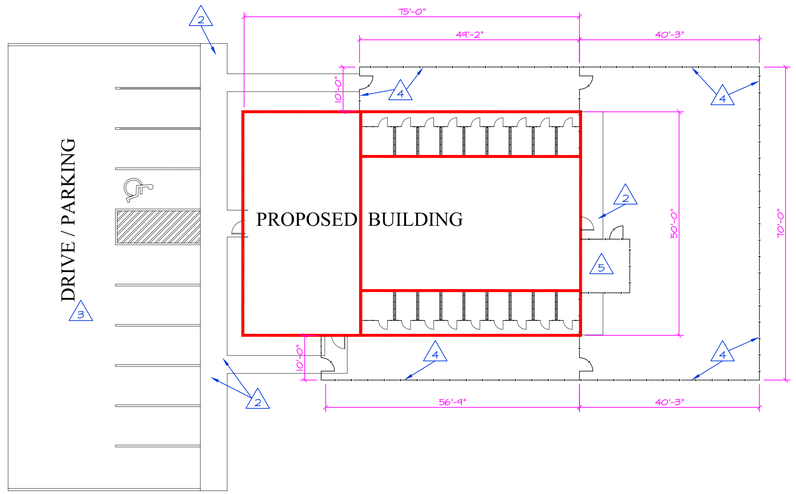
BOONSLICK INDUSTRIES, INC.

1620 WEST ASHLEY ROAD
BOONVILLE, COOPER COUNTY, MISSOURI

DRAWING INCLUDES:

FOUNDATION DETAILS

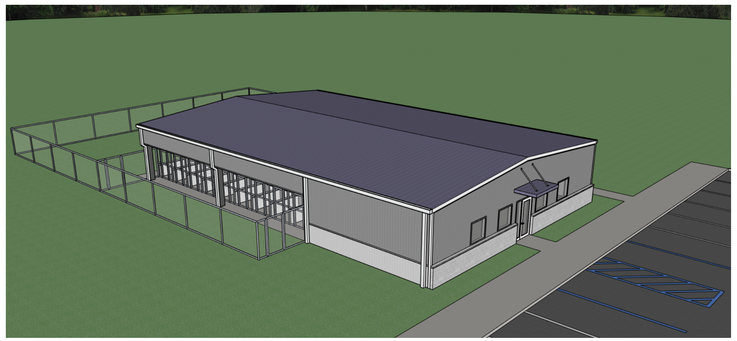
DESIGNED:	JWV
DRAWN:	TGS
PROJECT NO.:	250085
SHEET:	S212



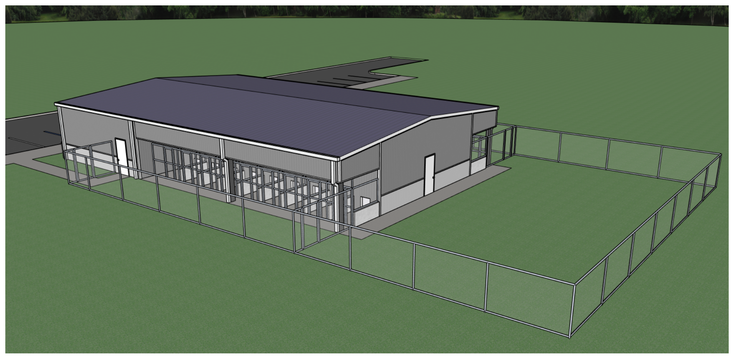
N PLAN

SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: ARCHITECTURAL SITE PLAN IS SCHEMATIC. SEE CIVIL PLANS SUBMITTED TO THE CITY OF BOONVILLE FOR MORE DETAIL.









CONCEPTUAL RENDERINGS - NO SCALE

NOTES

ARCHITECTURAL SITE PLAN NOTES

1. PARKING, WALKS AND PAVING LAYOUT SHOWN ON THIS PLAN ARE SCHEMATIC. SEE CIVIL PLANS FOR MORE DETAIL.
2. EXTERIOR CONCRETE WALKS & PATIOS - 4" THICK CONCRETE PER CIVIL PLANS. SEE CIVIL PLANS FOR REQUIREMENTS.
3. PARKING AREA DRIVE PAVING - PER CIVIL PLANS. SEE CIVIL PLANS FOR REQUIREMENTS.
4. NEW SECURITY FENCING AND GATES - INSTALL NEW 6' HIGH SECURITY FENCE IN LOCATIONS AS SHOWN ON ARCHITECTURAL SITE PLAN, THIS SHEET. FENCE TO HAVE TOP AND BOTTOM RAILS. APPROXIMATELY 280+/- LF OF REQUIRED FENCE ON SITE. PROVIDE LOCKABLE GATES AS INDICATED ON ARCHITECTURAL SITE PLAN THIS SHEET.
   (4) SWING GATE - SINGLE - 4' WIDE - AT SIDEWALKS. 4 TOTAL REQUIRED.
5. CONCRETE PAD FOR DOAS UNIT - PROVIDE AND INSTALL A CONCRETE PAD FOR NEW UNIT. SIZE AS REQUIRED FOR ACTUAL UNIT. PAD TO BE MIN. OF 6" THICK. COORDINATE ALL ROUGH-INS FOR CONDUITS, ETC. WITH ELECTRICAL CONTRACTOR. SEE CIVIL AND MEP PLANS FOR ADDITIONAL INFORMATION. PROVIDE 5' HIGH CHAIN LINK FENCE WITH 3' WIDE GATE AROUND UNIT. SIZE TO BE 11' X 12' OR AS REQUIRED. ACTUAL SIZE TO BE ADJUSTED AS REQUIRED TO ACCOMMODATE UNITS AND CLEARANCES.
6. DOWNSPOUTS - SEE PLAN, THIS SHEET AND EXTERIOR ELEVATIONS FOR LOCATIONS. DOWNSPOUTS TO BE SHEET METAL AND TO DISCHARGE BELOW GRADE INTO MIN. 4" HDPE LATERAL VIA BLACK 8" HDPE/PVC CAP (ADS OR EQUAL) CUT TOP OF CAP FOR SNUG FIT TO DOWNSPOUT METAL - LEAVE UNGLUED SO THAT CAP CAN BE SLID UP FOR CLEAN OUT ACCESS. TIE D.S. LATERALS INTO BUILDING STORM SEWER LINES - SEE PLAN , THIS SHEET FOR LOCATIONS - SEE CIVIL PLANS FOR LOCATION OF SITE STORM SEWERS AND DISCHARGE AREAS. DOWNSPOUTS THAT ARE NOT CONNECTED TO THE STORM SYSTEM ARE TO HAVE CONCRETE SPLASH BLOCKS.
7. CONTRACTOR TO FINISH GRADE, SEED AND STRAW ALL AREAS ADJACENT TO BUILDING AND DISTURBED BY CONSTRUCTION. ALSO SEE CIVIL PLANS.

STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT

EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT
ISSUE DATE: January 20, 2026

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MISSOURI ARC-000588
EXP. 12/31/27

PORTER, BERENDZEN & ASSOCIATES, P.C.
ARCHITECTS
200 South Henry Clay Blvd.
ASHLAND, MISSOURI 65010
573.657.2022 PHONE
jay@pba-architecture.com

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.

1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

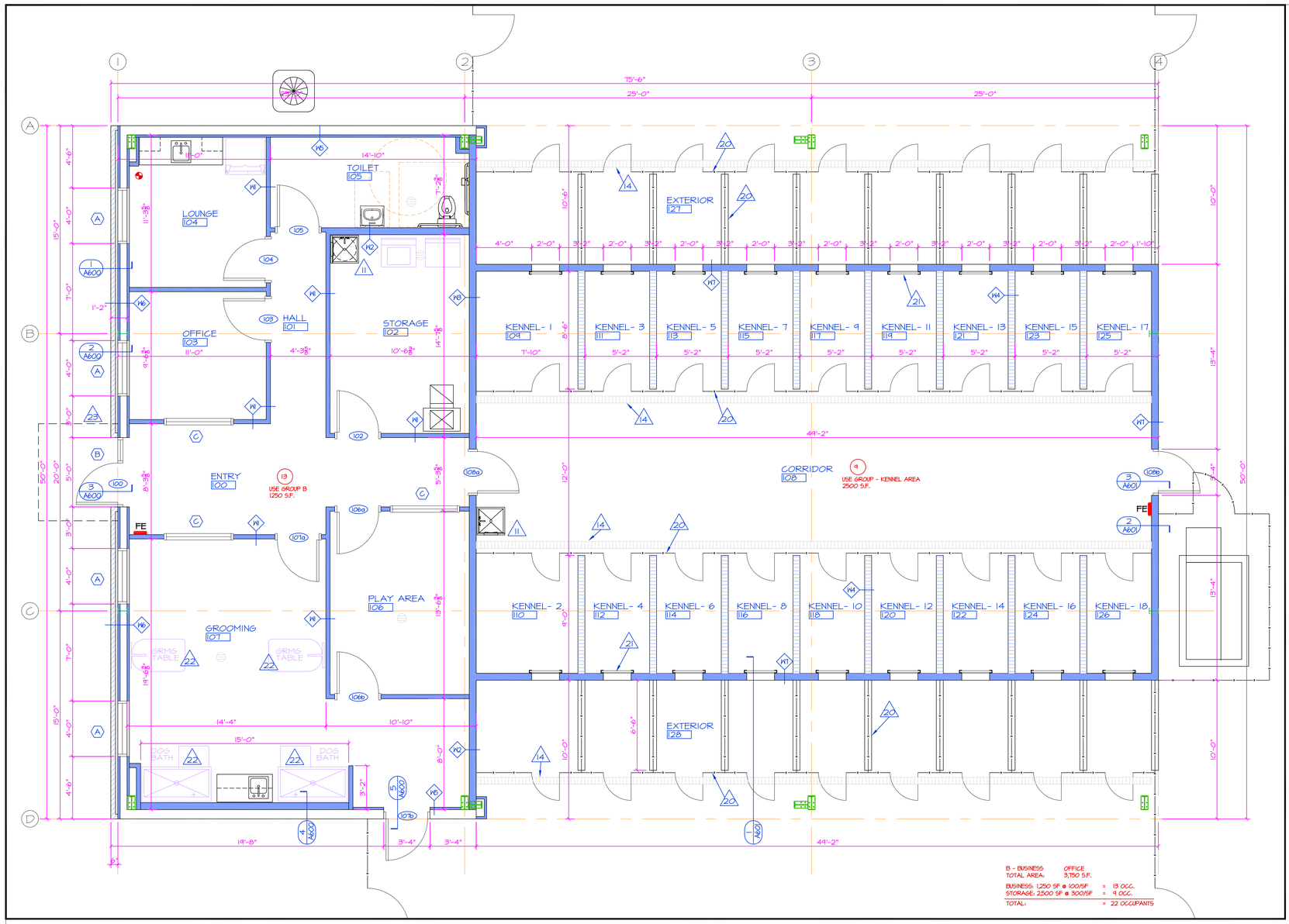
ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

PROJECT DATE
JANUARY 2026

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A001



B - BUSINESS OFFICE
TOTAL AREA: 3,750 S.F.

BUSINESS: 1,250 SF @ 100/SF = 13 OCC.
STORAGE: 2,500 SF @ 300/SF = 9 OCC.
TOTAL: = 22 OCCUPANTS

N
PLAN

BUILDING PLAN
SCALE: 1/4" = 1'-0"

BUILDING ASSEMBLY:

1. THIS BUILDING CONSISTS OF A PRE-ENGINEERED METAL BUILDING WITH METAL PANEL FACADE AND INSULATED METAL DOORS. LOCATED IN CLIMATE ZONE 4.
2. ALSO REFER TO BUILDING SECTIONS FOR REMAINING INFORMATION.
3. MINIMUM BUILDING ENVELOPE INSULATION REQUIREMENTS PER 2018 IECC:
   - 3.1 FLOOR SLAB / FOUNDATION = CONT. PERIMETER R-10 @ 24" BELOW FINISH GRADE
   - 3.2 PEMB WALL ASSEMBLY = R-13 + R-13 THERMAL BLOCK/TAPE OR U-0.059
   - 3.3 PEMB ROOF ASSEMBLY = R-14 + R-11 LINER SYSTEM OR U-0.031
   - 3.4 VERTICAL FENESTRATION REQUIREMENTS:
     - 3.5.1 FIXED = U-0.38 OPERABLE = U-0.45 ENTRANCE DOORS = U-0.77
     - 3.5.2 SHGC: NORTH ORIENTATION = 0.48 REMAINING = 0.36
   - 3.5 AIR BARRIER FOR WALLS/ROOF TO COMPLY WITH IECC C402.5

WALL HATCH LEGEND

DRAWING	DESCRIPTION
	CONCRETE
	CONCRETE MASONRY UNIT
	STUD WALL
	HALF HIGH WALL
	PEMB GIRT WALL
	MASONRY - BRICK/STONE
	FIRE BARRIER / PARTITION SEE WALL TYPE DETAILS
	BULKHEAD / HEADER - SEE FLOOR PLAN
	FLOOR FINISH TRANSITION
FE	RECESSED FIRE EXTINGUISHER CABINET
	FUTURE WALLS / LAYOUT

ALL WALLS TO EXTEND TO BOTTOM OF ROOF TRUSS/FLOOR STRUCTURE UNLESS NOTED OTHERWISE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	REFERENCE	REF. LOCATION
△ B	NOTE I.D.	NOTE LIST	THIS SHEET
STORAGE 103	ROOM I.D.	ROOM FINISH SCHEDULE	SHEET A500
103	DOOR I.D.	DOOR SCHEDULE	SHEET A500
B	WINDOW I.D.	WINDOW SCHEDULE	SHEET A500
X A701	SECTION I.D.	SECTION DETAIL	SHEET INDICATED BY BOTTOM FIGURE
M1	WALL TYPE I.D.	WALL TYPE DETAILS	SHEET A400
F.O.S.	FACE OF STEEL	DIMENSIONS	FOUND., FRAMING, & FLOOR PLANS
F.O.B.	FACE OF BRICK OR BLOCK	DIMENSIONS	FOUND., FRAMING, & FLOOR PLANS
F.O.C.	FACE OF CONC.	DIMENSIONS	FOUND., FRAMING, & FLOOR PLANS

△ NOTES
GENERAL NOTES - FLOOR PLAN

1. ALL WORK SHALL CONFORM TO ALL STATE, LOCAL AND/OR ANY AUTHORITY HAVING JURISDICTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF STEEL, MASONRY, STUD OR CENTERLINE OF COLUMN/BEAM UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALL PARTITIONS ARE TO BE METAL STUD FRAMING @ 16" O.C. MAX. W/ 5/8" GYPSUM BOARD ON EACH SIDE UNLESS NOTED OTHERWISE. INTERIOR NON BEARING WALLS ARE TO EXTEND TO TRUSSES AND FASTENED WITH DEFLECTION CLIPS.
4. WALL CONTROL JOINTS - ALL WALLS (MASONRY AND STEEL STUD/GYP. BD.) TO HAVE CONTROL JOINTS AS SHOWN ON INTERIOR/EXTERIOR ELEVATIONS OR AS INDICATED ON FLOOR PLANS OR AT MAXIMUM OF 20'-0" O.C. INTERIOR DRYWALL LOCATIONS TO HAVE METAL "V" CONTROL JOINT WITH TEAR-OFF TAPE. INSTALL BACKER ROD AND SEALANT ALL CMU LOCATIONS. INTERIOR SEALANT TO BE PAINTABLE. EXTERIOR SEALANT TO MATCH WALL - OWNER TO SELECT COLOR.
5. SOFFITS/HEADERS - FRAME WITH STUD AND GYP. BD. SEE FLOOR PLAN AND REFLECTED CEILING PLAN FOR LOCATIONS. SEE INTERIOR ELEVATIONS FOR SIZES AND HEIGHTS. BOTTOM AS NOTED ON REF. CLG. PLAN.
6. CONTRACTOR TO PROVIDE TEMPORARY AND PERMANENT BRACING AS REQUIRED. INTERIOR PARTITIONS TO HAVE DIAGONAL BRACING TO STRUCTURE @ 4'-0" O.C. WHERE APPLICABLE.
7. ALL DOORS TO HAVE A MINIMUM OF 6" FROM HINGE JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
8. INSTALL ACOUSTICAL BATT INSULATION IN ALL WALLS UNLESS NOTED OTHERWISE. ALSO SEE WALL TYPE DETAILS IF PROVIDED.
9. SEE SCHEDULES ON SHEET A500 FOR ADDITIONAL INFORMATION.
10. NEW PLUMBING FIXTURES ARE SHOWN ON PLANS. SEE DETAILS FOR CLEARANCES AND MOUNTING HEIGHTS. SEE MEP SHEETS FOR FIXTURES.
11. MOP SINK AND LAUNDRY/UTILITY SINKS - SEE FLOOR PLAN FOR LOCATIONS. ALSO SEE MEP SHEETS AND SPECIFICATIONS.
12. ELECTRICAL SERVICE AND PANELS - SEE MEP PLANS FOR LOCATIONS.
13. BUILT-IN MILLWORK - SEE FLOOR PLANS FOR LOCATIONS. THIS MILLWORK TO BE CUSTOM BUILT UNDER CONSTRUCTION BID CONTRACT. NOTE THAT FURNITURE ITEMS THAT ARE TO BE PROVIDED BY OWNER ARE SHOWN WITH LIGHT, DASHED LINES ON THE BUILDING PLAN.
14. FLOOR DRAINS - STANDARD ROUND FLOOR DRAINS TO BE LOCATED AT TOILET AND MECHANICAL ROOMS. SEE MEP PLANS FOR DETAILS.
    TRENCH DRAINS LOCATED TO BE FULL LENGTH AT INTERIOR AND EXTERIOR OF KENNELS. SEE LOCATIONS ON THIS SHEET AND ALSO SEE MEP PLANS. VERIFY SLOPES TO DRAIN WITH ARCHITECT/OWNER.
15. BACKING AND SUPPORT FOR WALL MOUNTED ITEMS - PROVIDE EXTRA STUDS AND BACKING FOR SUPPORT OF ALL WALL MOUNTED ITEMS, INCLUDING TV'S. COORDINATE WITH OWNER, OWNER REPRESENTATIVE AND ARCHITECT FOR LOCATIONS.
16. DOWNSPOUTS - SEE EXTERIOR ELEVATIONS FOR LOCATIONS. DOWNSPOUTS TO BE SHEET METAL PER PEMB MFR. AND TO DISCHARGE BELOW GRADE INTO 6" HDPE LATERAL VIA BOOT/ADAPTER W/ CLEANOUT - TIE INTO SITE STORM SEWER.
17. WATER COOLER - NONE PROVIDED. BOTTLED WATER WILL BE PROVIDED IN LIEU OF A WATER COOLER.
18. FIRE EXTINGUISHERS / CABINETS - LOCATIONS SHOWN ON FLOOR PLAN - MARKED FE. INSTALL CABINETS WITH TOP AT +(4'-0") AFF. DO NOT RECESS IN RATED WALLS.
    PROVIDE FIRE EXTINGUISHER - LARSONS OR EQUAL.
    GENERAL: #ABC-10 MPIO W/ 10A-60 BC UL RATING
19. KNOX BOX - LOCATE NEAR MAIN ENTRY. VERIFY LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE AND INSTALL MODEL 3200 (RECESSED) OR AS INDICATED BY FIRE MARSHALL.
20. KENNEL FENCING - NEW SECURITY FENCING AND GATES - INSTALL NEW 6' HIGH SECURITY FENCE IN LOCATIONS AS SHOWN ON FLOOR PLAN, THIS SHEET. FENCE TO HAVE TOP AND BOTTOM RAILS. SEE FLOOR PLAN FOR LOCATIONS. FULL LENGTH FENCE AT INTERIOR AND EXTERIOR OF KENNELS. PROVIDE 2 DOORS PER KENNEL, 1 INTERIOR AND 1 EXTERIOR.
    PROVIDE LOCKABLE DOORS AS INDICATED ON FLOOR PLAN THIS SHEET:
    (36) SWING GATES - SINGLE - 30" WIDE - 36 TOTAL
    NOTE: THERE IS A 30" HIGH CONCRETE "KNEE" WALL AT THE EXTERIOR BETWEEN KENNELS. CHAIN LINK FENCE IS TO BE MOUNTED DIRECTLY ABOVE THIS WALL IN THESE LOCATIONS.
21. KENNEL DOOR TO EXTERIOR - PROVIDE AND INSTALL VERTICAL SLIDING DOOR FROM INTERIOR OF KENNEL TO EXTERIOR. THE DOOR IS TO HAVE A MIN. CLEAR OPENING OF 16" WIDE AND 24" HIGH MOUNTED ON A 6" CURB. INSTALL ALUMINUM TRACK WITH INSULATED DOOR WITH FRP FACING EACH SIDE. INSTALL WEATHER STRIPPING AROUND PERIMETER. INSTALL ROPE/PULLEY SYSTEM FROM DOOR TO CORRIDOR SIDE OF INTERIOR KENNEL DOOR. 18 TOTAL REQUIRED.
    OWNER MAY CONSIDER PRE-FABRICATED AND ALSO POWERED DOOR - REVIEW PRIOR TO INSTALLATION.
22. EQUIPMENT BY OWNER - DOG BATH AND GROOMING TABLES ARE TO BE PURCHASED AND PROVIDED BY OWNER. INSTALLATION BY CONTRACTOR.
23. EXTERIOR CANOPY - PRE-FAB ALUMINUM OVERHEAD WALL SUPPORTED FLAT CANOPY. 48" DEEP X 96" WIDE. ADD SUPPORT IN EXISTING FRAMED WALL AS NEEDED FOR CONNECTIONS. SEE DETAILS.

OCCUPANT LOAD/EGRESS LEGEND

SYMBOL	DESCRIPTION	REMARKS
XXX	EXIT ACCESS TRAVEL DISTANCE LENGTH / DIRECTION OF EGRESS	TRAVEL DISTANCE & ASSUMED PATH
	EXIT ACCESS TRAVEL DISTANCE POINT OF BEGINNING	TRAVEL DISTANCE MOST REMOTE POINT
00	OCCUPANT LOAD	BASE ON ROOM OCCUPANCY
00	AREA WITH COMMON EGRESS TOTAL OCCUPANT LOAD	BASED ON ROOMS COMMON EGRESS
TO	BUILDING/FIRE AREA TOTAL OCCUPANT LOAD	BASED ON BUILDING FIRE AREA LOADS
00 / 000	ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD	DOOR EGRESS
00 / 000	ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD	CORRIDOR EGRESS
00 / 000	ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD	STAIR EGRESS
FE	FIRE EXTINGUISHER IN CABINET LOCATIONS SHOWN ON PLAN AND MARKED "FE". SEE PROJECT MANUAL. INSTALL W/ TOP OF CABINET @ +56"	
KB	KNOX BOX LOCATION SHOWN ON PLAN	MAIN ENTRANCE

EGRESS WIDTH BASED ON:
IBC table 1004.5
0.3 inches per occupant for stairways / 0.2 inches for all other components
(Non Sprinklered Building)

LOADS BASED ON:
Main Use Group B
business - 150 gross
storage - 300 gross

STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT
EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

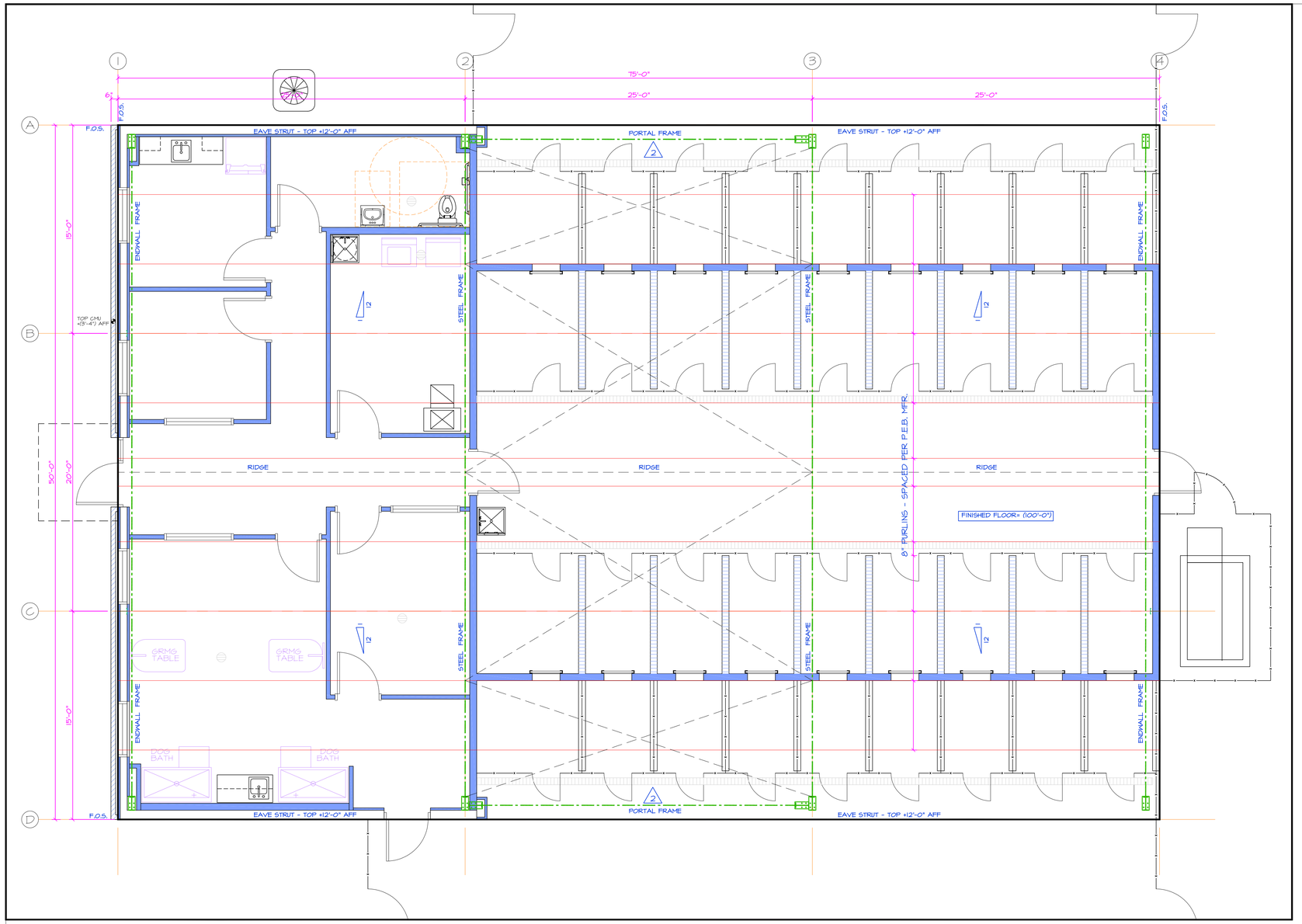
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PROJECT NO.
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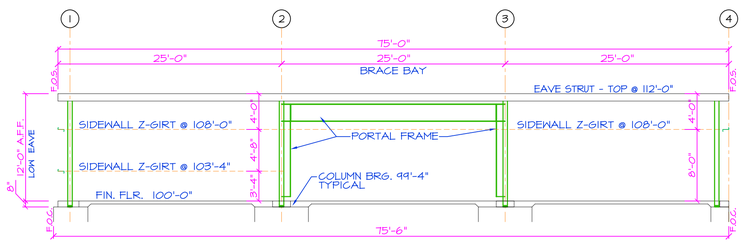
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BUILDING PLAN

SHEET NUMBER
A100

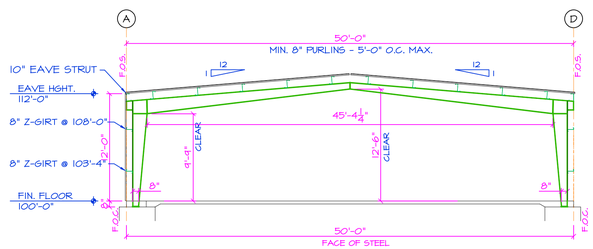


N
PLAN

SCHEMATIC PEMB ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



SIDE WALL ELEVATION @ D (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



FRAME LINE - 2, 3
SCALE: 1/8" = 1'-0"

⚠ NOTES
PEMB FRAMING SCHEMATIC NOTES

1. PRE-ENGINEERED METAL BUILDING (PEMB) - ALL FRAMING SHOWN IS SCHEMATIC IN NATURE. PROVIDE SHOP DRAWINGS WITH ENGINEERS SEAL/CALCULATIONS FOR PEMB SYSTEM. ALSO SEE SCHEMATIC FRAME PROFILES ON THIS SHEET.
2. BAY BRACING - PROVIDE PORTAL FRAME BAY BRACING AS REQUIRED BY BUILDING MANUFACTURER. SUGGESTED BAY LOCATION SHOWN. WALL CONSTRUCTION AND OPENINGS PREVENT USE OF "X" BRACING IN WALLS - USE PORTAL FRAMES ONLY. SEE FRAME AND PORTAL FRAME LOCATIONS THIS SHEET.
3. COLUMN BEARING - ALL PEMB BUILDING COLUMN BEARING TO BEAR AT -(0'-8") BELOW FINISHED FLOOR. SEE FRAME PROFILES, THIS SHEET. END WALL AND INTERMEDIATE COLUMNS TO BEAR AT -(0'-8") BFF AS WELL.
4. GIRTS - PROVIDE 8" CEE GIRT/STEEL CHANNEL (BY-PASS) AT LOCATIONS INDICATED FOR WALL SUPPORT. SEE WALL SECTIONS ON SECTION AND DETAILS SHEETS. ALSO SEE FRAME PROFILES ON THIS SHEET.
5. ROOF TOP UNITS (RTU'S) TO HAVE FULL PERIMETER ROOF CURB BEARING ON PURLIN FRAMING (DESIGN BY PEMB). THERE IS NO ROOFTOP EQUIPMENT PLANNED FOR THIS PROJECT.
6. PEMB MATERIALS/COMPONENTS:
   WALL GIRTS TO BE 8" WITH FULL THICKNESS (MIN R-25) INSULATION. ROOF PURLINS TO BE MIN. 8" WITH FULL THICKNESS (MIN. R-30) INSULATION.
   ROOF PANELS TO BE EQUAL TO BUTLER MR-24, 24 GAUGE WITH KYNAR FINISH.
   WALL PANELS TO BE EQUAL TO BUTLER SHADOW RIB, 24 GAUGE WITH KYNAR FINISH. TRIMS TO MATCH EXISTING AND TO HAVE KYNAR FINISH.
   GUTTERS TO BE EQUAL TO BUTLER WIDE GUTTER AND TO MATCH EXISTING GUTTERS. DOWNSPOUTS TO MATCH EXISTING DOWNSPOUTS.

METAL BUILDING DESIGNS SHOWN ARE SCHEMATIC. FINAL ENGINEERED DESIGN BY P.E.M.B. MANUFACTURER.

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PROJECT

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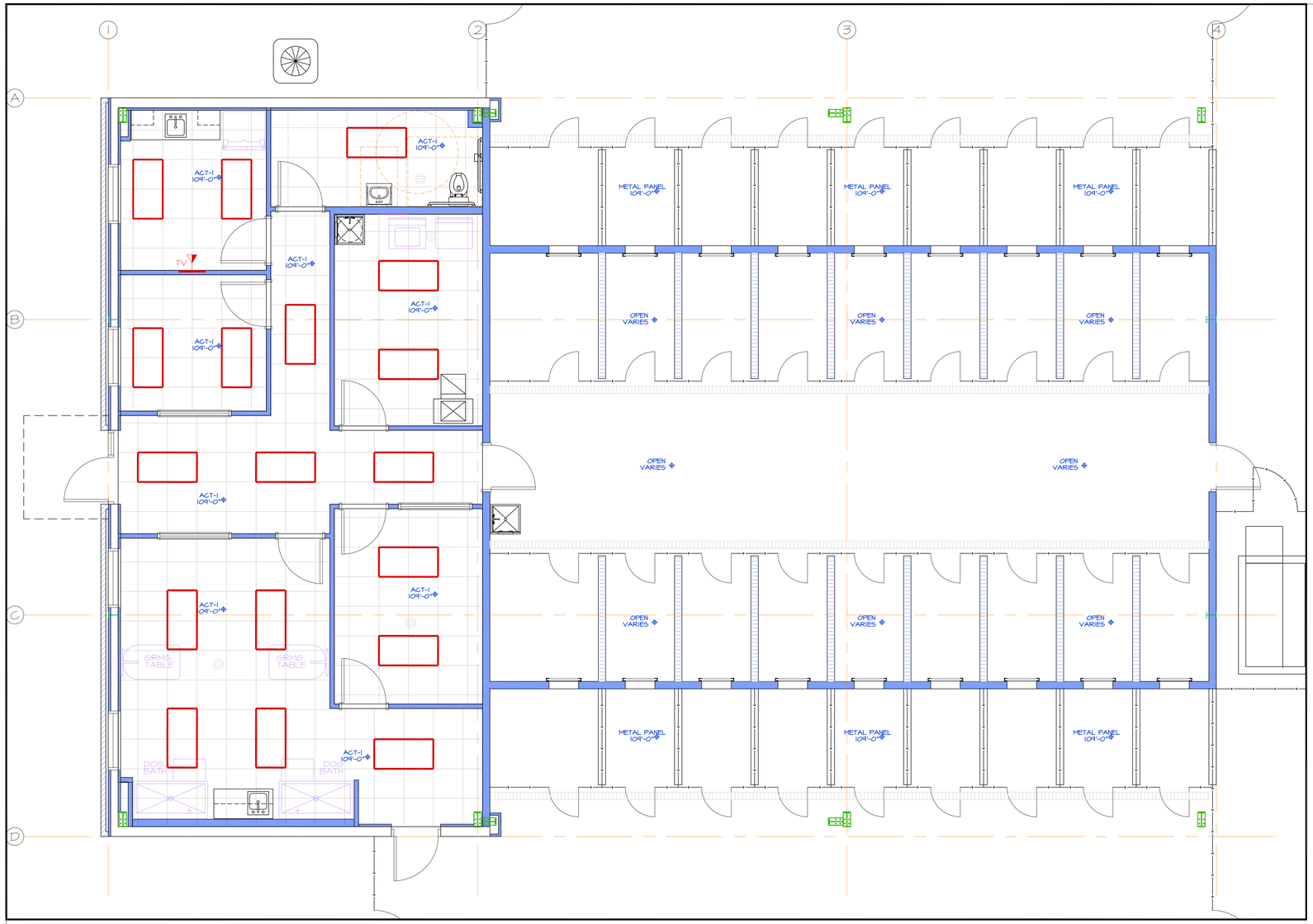
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PROJECT NO. pba-2527

PROJECT DATE JANUARY 2026

SHEET TITLE PEMB SCHEMATIC PLAN

SHEET NUMBER A101



N
PLAN

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NOTES
GENERAL NOTES - REFLECTED CEILING PLANS

1. CEILINGS - NEW CEILINGS TO BE 2'x2' ACOUSTICAL GRID AND TILE OR PAINTED GYP BD - SEE PLAN THIS SHEET. SEE REFLECTED CEILING PLAN, THIS SHEET FOR GENERAL LAYOUT. ALSO SEE MEP PLANS FOR EXACT HVAC EQUIPMENT AND LIGHTING PLACEMENT AND SPECIFICATIONS.
2. INTERIOR SOFFITS/HEADERS - FRAME WITH STUD AND GYP. BD. SEE INTERIOR ELEVATIONS FOR SIZES AND HEIGHTS. BOTTOM AS NOTED ON REFLECTED CEILING PLAN, THIS SHEET. ALSO SEE MEP PLANS.
3. SUSPENSION SYSTEMS FOR ACOUSTICAL CEILINGS TO BE INSTALLED IN ACCORDANCE WITH IBC 2018.
4. GENERAL CONTRACTOR IS TO VERIFY & COORDINATE ALL CEILING HEIGHTS WITH ALL TRADE CONTRACTORS PRIOR TO INSTALLATION. ANY REQUIRED ADJUSTMENTS MUST BE COORDINATED AND APPROVED BY ARCHITECT/OWNER.
5. GENERAL ACOUSTICAL GRID LAYOUT TO BE CENTERED IN EACH SPACE AND IN EACH DIRECTIONS UNLESS SHOWN AND DIMENSIONED OTHERWISE.
6. LIGHT FIXTURES AND AIR DIFFUSERS ARE TO BE SUPPORTED DIRECTLY BY WIRES TO THE BUILDING STRUCTURE ABOVE.
7. ALL DIMENSIONS SHOWN ON THE PLAN ARE TO FACE OF WALL OR CLOUD AND CENTERLINE OF CEILING GRID UNLESS NOTED OTHERWISE.
8. TV LOCATIONS AND BACKING REQUIREMENTS:
   BACKING REQUIREMENTS:
   WALL MOUNTED TV - INSTALL ¾" PLYWOOD AT LEAST 2' IN ALL DIRECTIONS OF THE POWER OUTLET THAT WILL BE USED FOR THAT TV TO ENSURE FLEXIBILITY OF MOUNTING LOCATION DURING INSTALLATION.
   SEE THIS SHEET FOR TV LOCATIONS. SEE MEP PLANS FOR ADDITIONAL REQUIREMENTS.

CEILING SCHEDULE

DRAWING	DESCRIPTION	
	SOFFIT / HEADER SEE PLAN FOR DISTANCE TO BOTTOM	
	VINYL FACED CEILING TILE SEE FINISH SCHEDULE	VFT-1 = STANDARD
	PAINTED GYPSUM CEILING SEE FINISH SCHEDULE	GB-1 = GYP. BD.
	LINEAR VENEER CEILING SEE FINISH SCHEDULE	LVC-1 = STANDARD
9'-0"	CEILING HEIGHT INDICATION ABOVE FINISHED FLOOR	
	TROFFER 2x4 CEILING LIGHT FIXTURE SEE MEP PLANS FOR EXACT LOCATIONS	
	TROFFER 2x2 CEILING LIGHT FIXTURE SEE MEP PLANS FOR EXACT LOCATIONS	
	CAN LIGHT FIXTURE	
TV	WALL TV LOCATION - +65" AFF - SEE NOTE 8	
	BACKING REQUIRED IN WALL FOR TV, EQUIPMENT ETC. SEE NOTES ABOVE FOR ADDITIONAL INFORMATION ALSO SEE MEP PLANS AND EQUIPMENT SHOP DRAWINGS	

* SEE FINISH SCHEDULES FOR CEILING HEIGHTS
** SEE ELECTRICAL PLANS FOR LAYOUT & LIGHT FIXTURE INFORMAITON

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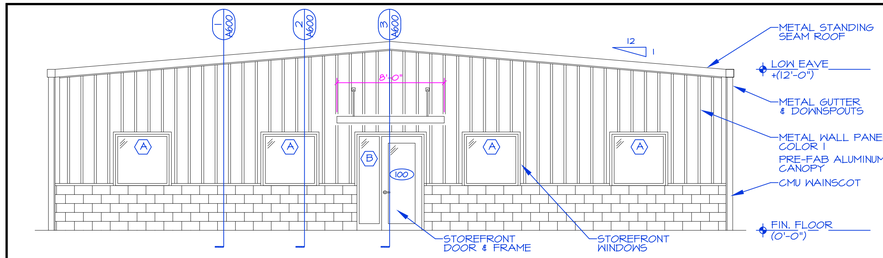
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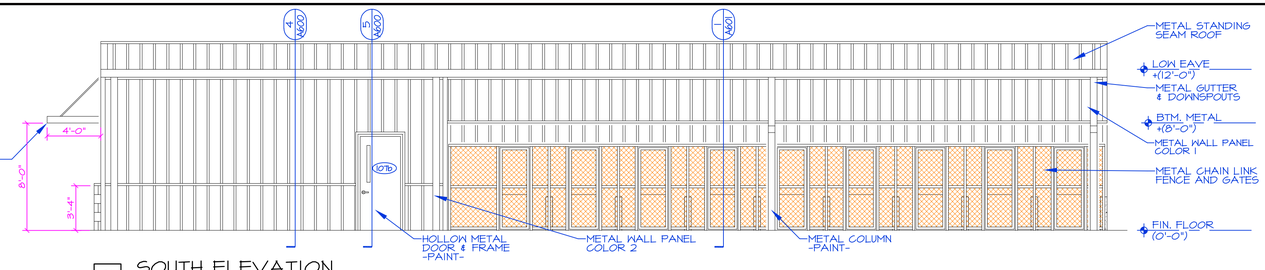
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SHEET TITLE
REFLECTED CEILING PLAN

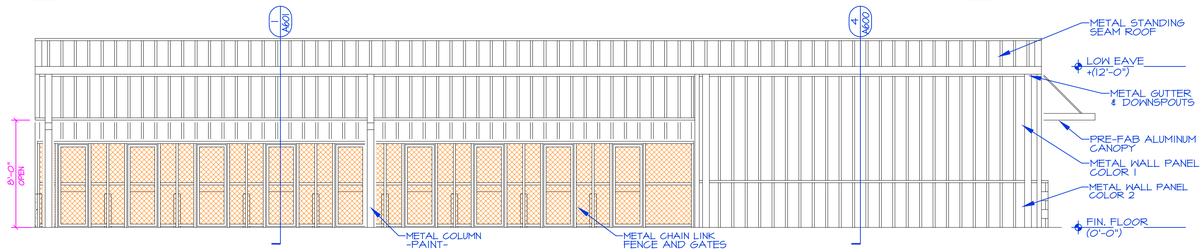
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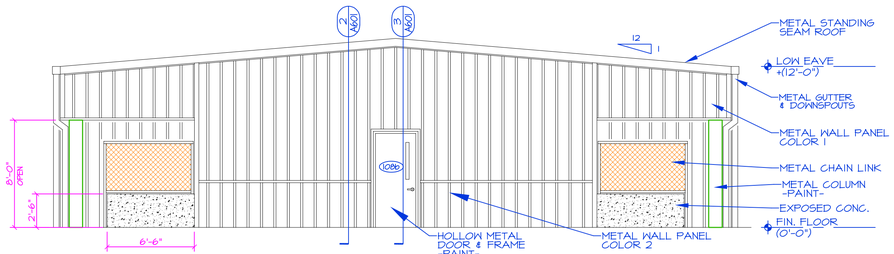
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



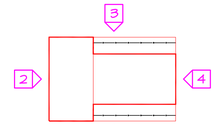
4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS

	BRICK VENEER - MODULAR COLOR MB-1		METAL ROOF PANEL 1 24" WIDE METAL ROOF PANEL SYSTEM COLOR MRP-1
	METAL PANEL 1 36" WIDE VERTICAL SHADOW RIB PANEL COLOR MP-1		GLASS WINDOWS, STOREFRONT, GAURDS
	METAL PANEL 2 36" WIDE VERTICAL SMOOTH PANEL COLOR MP-2		CHAIN LINK FENCE/GATES TOP AND BOTTOM RAILS GALVANIZED

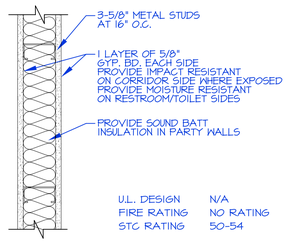
C.J. CONTROL JOINT

(ALL EXTERIOR FINISHES TO BE REVIEWED AND VERIFIED BY OWNER)

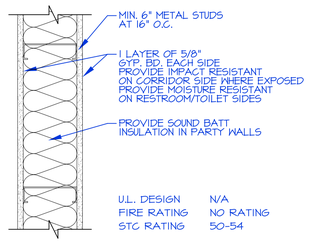


KEY PLAN
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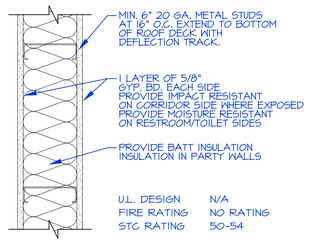
INTERIOR WALLS



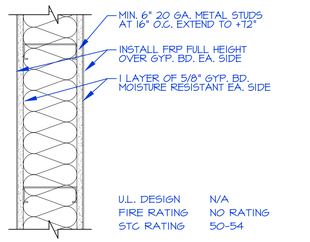
W1 INTERIOR PARTITION WALL
NON-LOAD BEARING WALLS
METAL STUD WALL
SCALE: 1 1/2" = 1'-0"



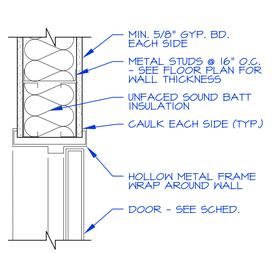
W2 INTERIOR PARTITION WALL
NON-LOAD BEARING WALLS
METAL STUD WALL
SCALE: 1 1/2" = 1'-0"



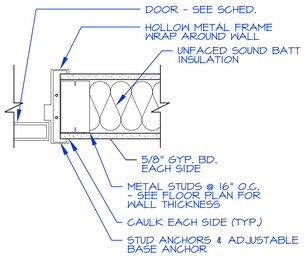
W3 INTERIOR PARTITION WALL
NON-LOAD BEARING WALLS
METAL STUD WALL
SCALE: 1 1/2" = 1'-0"



W4 INTERIOR PARTITION WALL
NON-LOAD BEARING WALLS
METAL STUD WALL
SCALE: 1 1/2" = 1'-0"

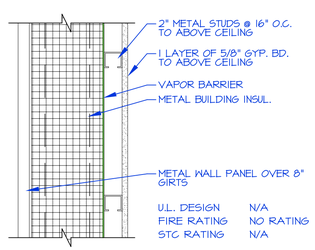


D1 DOOR HEAD (TYP.)
SCALE: 1 1/2" = 1'-0"

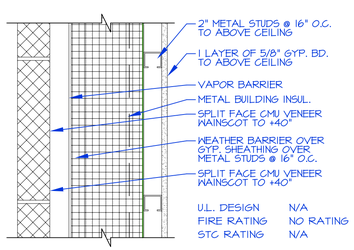


D2 DOOR JAMB (TYP.)
SCALE: 1 1/2" = 1'-0"

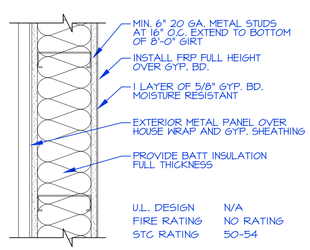
EXTERIOR WALLS



W5 EXTERIOR WALL
NON-LOAD BEARING WALLS
EXTERIOR METAL GIRT WALL
SCALE: 1 1/2" = 1'-0"



W6 EXTERIOR WALL
NON-LOAD BEARING WALLS
EXTERIOR METAL GIRT WALL
SCALE: 1 1/2" = 1'-0"



W7 EXTERIOR WALL
NON-LOAD BEARING WALLS
EXTERIOR METAL STUD WALL
SCALE: 1 1/2" = 1'-0"

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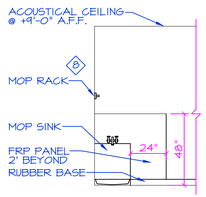
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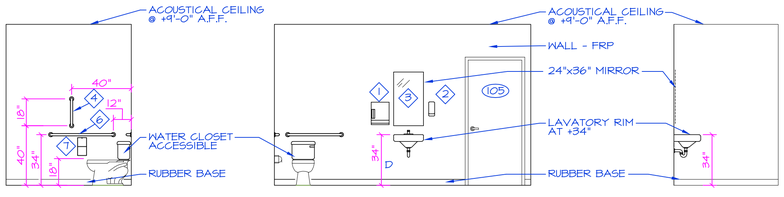
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SHEET TITLE
EXTERIOR ELEVATIONS

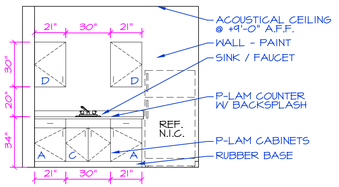
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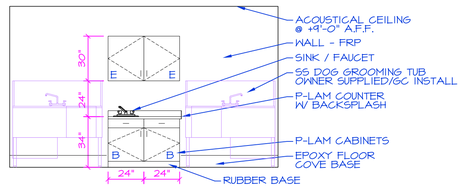
STORAGE - 102
SCALE: 1/4" = 1'-0" CORRIDOR 108 SIMILAR



TOILET - 105
SCALE: 1/4" = 1'-0"



BREAK ROOM - 106
SCALE: 1/4" = 1'-0"



GROOMING - 107
SCALE: 1/4" = 1'-0"

CABINET SCHEDULE

KEY	DESCRIPTION	REMARKS
BASE CABINETS		
A	21"w x 24"d x 34"h BASE CABINET	
B	24"w x 24"d x 34"h SINK BASE	
C	30"w x 24"d x 34"h SINK BASE	
WALL CABINETS		
D	21"w x 12"d x 30"h WALL CABINET	
E	24"w x 12"d x 30"h WALL CABINET	

SEE ELEVATIONS, THIS SHEET FOR CABINET HEIGHTS
WOOD/P-LAM CUSTOM CASEWORK
P-LAM CABINETS TO BE FROM STANDARD SELECTIONS
P-LAM COUNTERS TO BE FROM PREMIUM SELECTIONS
SOLID SURFACE COUNTERS TO BE FROM STANDARD SELECTIONS
ALL P-LAM TO HAVE 3mm PVC EDGE BANDING
ALL CABINETRY TO BE VERIFIED WITH THE OWNER

TOILET ACCESSORY SCHEDULE

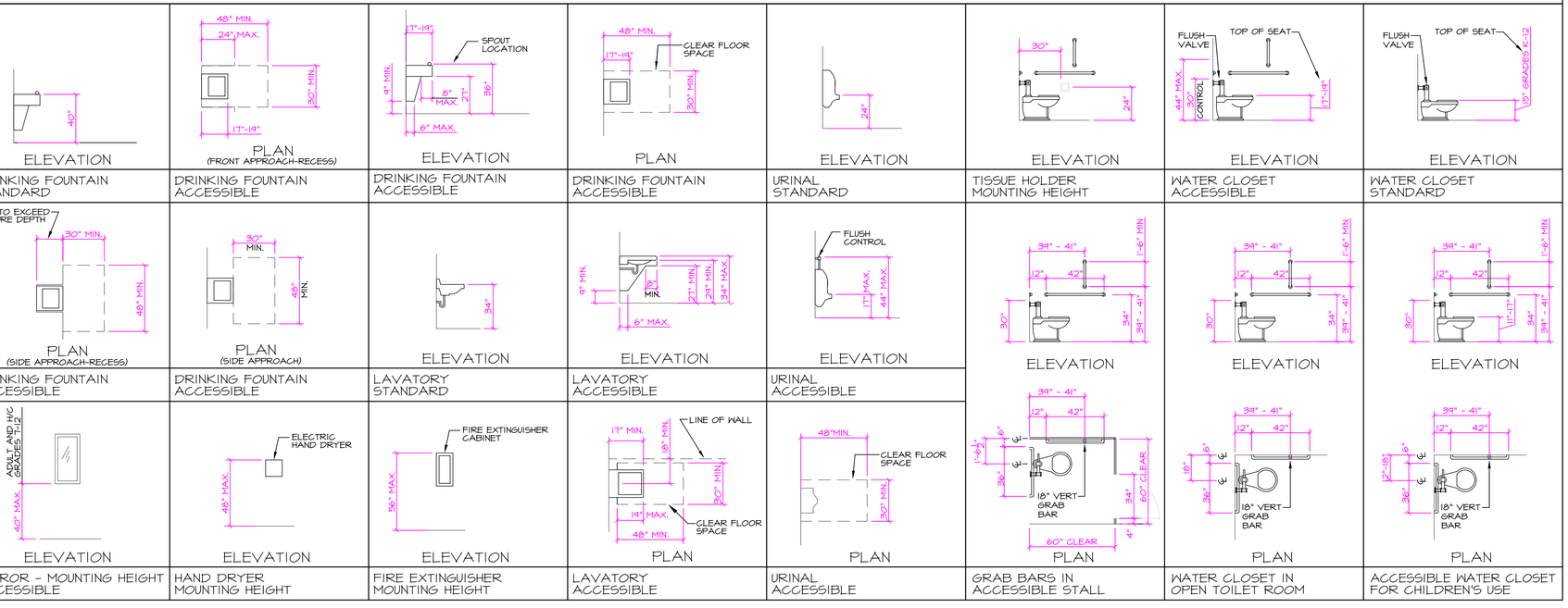
KEY	DESCRIPTION
1	PAPER TOWEL DISPENSER - BOBRICK B-262 OR EQUAL (1 @ EA. LAVATORY)
2	LIQUID SOAP DISPENSER - BOBRICK B-2111 OR EQUAL (1 @ EA. LAVATORY & SINK)
3	MIRROR - BOBRICK B-165 OR EQUAL - 24" x 36" (1 @ EA. LAVATORY)
4	GRAB BAR - 18" VERT. - BOBRICK B-6806x18 OR EQUAL (1 @ EA. ACCESSIBLE W.C.)
5	GRAB BAR - 36" - BOBRICK B-6806x36 OR EQUAL (1 @ EA. ACCESSIBLE W.C.)
6	GRAB BAR - 42" - BOBRICK B-6806x42 OR EQUAL (1 @ EA. ACCESSIBLE W.C.)
7	DOUBLE ROLL TOILET PAPER DISPENSER - BOBRICK B-2840 OR EQUAL (1 @ EA. W.C.)
8	MOP RACK - BOBRICK B-224 OR EQUAL 1 IN GROUNDS STORAGE ROOM

NOTES

GENERAL INTERIOR ELEVATION NOTES

1. ALL ELEVATION DIMENSIONS SHOWN FROM TOP FINISHED FLOOR - ASSUME AT 0'-0".
2. ALL DIMENSIONS TO BE ASSUMED FROM FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
3. OWNER IS TO VERIFY ALL FINISHES/MATERIALS PRIOR TO CONSTRUCTION.
4. ALSO SEE ROOM FINISH SCHEDULE (IF PROVIDED) FOR ADDITIONAL INFORMATION.
5. ALL WORK TO COMPLY WITH AMERICAN NATIONAL STANDARD (ANSI) FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
6. BASE CABINETS TO BE 24" IN DEPTH / WALL CABINETS TO BE 12" IN DEPTH. THIS IS TYPICAL, UNLESS NOTED OTHERWISE. PROVIDE MELAMINE SHELVING.
7. ALL COUNTERTOPS TO BE EITHER SOLID SURFACE OR PLASTIC LAMINATE. SEE INTERIOR ELEVATIONS. STYLE AND COLORS ARE TO BE SELECTED BY OWNER. P-LAM TO HAVE 3mm PVC EDGE BANDING & MATCHING BACK AND SIDE SPLASHES.
8. VERIFY AND COORDINATE ALL CABINET DIMENSIONS WITH SELECTED EQUIPMENT AND APPLIANCES PRIOR TO FABRICATION/INSTALLATION.
9. ALL WORK TO BE PERFORMED ACCORDING TO MANUFACTURER'S STANDARDS.
10. PROVIDE SEALANT AT ALL JOINTS AND OPENINGS FOR WEATHER TIGHT INSTALLATION.
11. INSTALL SILICONE CAULK AT THE FOLLOWING LOCATIONS:
    1) DOORS AND WINDOW FRAMES.
    2) CONDUIT & PIPING PENETRATIONS AT ALL WALLS AND CEILINGS.
    3) JUNCTIONS OF MILLWORK.
    4) UNLIKE SURFACES.

GENERAL FIXTURE MOUNTING HEIGHTS



SIGNAGE SPECIFICATIONS:

NOTE: SIGNAGE SHALL BE PROVIDED FOR UTILITY ROOMS, JAN. ROOM & PUBLIC RESTROOMS.
SEE LIST OF DOORS BELOW THAT WILL REQUIRE A SIGNAGE BESIDE THEM.
DOORS/ROOMS: 102, 105

PICTOGRAM
1/32" RAISED TACTILE PICTOGRAM AREA MUST BE 6" MINIMUM HIGH. TO BE IN CONFORMANCE WITH IAC 400.310.(u)(3).

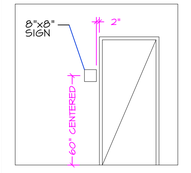
TEXT
5/8" HIGH, UPPERCASE HELVETICA MEDIUM (OR SANS SERIF) 1/32" RAISED LETTERS POSITIONED DIRECTLY BLOW PICTOGRAM

SIGN SIZE
8" x 8"

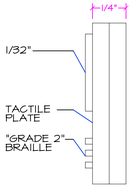
MATERIAL AND COLOR
MATERIAL: PLASTIC
COLOR: "BEIGE" BACKGROUND WITH BLACK LETTERS (TO BE VERIFIED WITH OWNER), EXCEPT AT SPRINKLER ROOM WHICH IS TO BE THE RED BACKGROUND WITH WHITE LETTERS (VERIFY WITH LOCAL FIRE DEPARTMENT).

BRAILLE
GRADE 2 BRAILLE
POSITIONED DIRECTLY BELOW TEXT
KROY RECOMMENDATIONS

LOCATION



DETAIL



STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT
EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT

ISSUE DATE: January 20, 2026

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MISSOURI ARC-000588
EXP. 12/31/27

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

PROJECT DATE
JANUARY 2026

SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
A400

ROOM FINISH SCHEDULE - SECOND FLOOR REHABILITATION

RM. #	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG. HGHT.	REMARKS
				NORTH	SOUTH	EAST	WEST			
100	ENTRY	EPOXY	EPOXY	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	ACT-1	9'-0"	8" COVE BASE 48" FRP WAINSCOT
101	HALL	SEALED CONCRETE	4" RUBBER	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	ACT-1	9'-0"	
102	STORAGE	SEALED CONCRETE	4" RUBBER	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	ACT-1	9'-0"	
103	OFFICE	SEALED CONCRETE	4" RUBBER	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	ACT-1	9'-0"	
104	LOUNGE	SEALED CONCRETE	4" RUBBER	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	ACT-1	9'-0"	
105	TOILET	SEALED CONCRETE	4" RUBBER	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	ACT-1	9'-0"	
106	PLAY AREA	EPOXY	EPOXY	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	ACT-1	9'-0"	8" COVE BASE 48" FRP WAINSCOT
107	GROOMING	EPOXY	EPOXY	GYP. BD. PAINT/FRP	GYP. BD. FULL HGT. FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	ACT-1	9'-0"	8" COVE BASE 48" FRP WAINSCOT
108	CORRIDOR	EPOXY	EPOXY	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	GYP. BD. PAINT/FRP	OPEN	VARIES	8" COVE BASE 48" FRP WAINSCOT
109	KENNEL - 1	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
110	KENNEL - 2	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
111	KENNEL - 3	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
112	KENNEL - 4	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
113	KENNEL - 5	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
114	KENNEL - 6	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
115	KENNEL - 7	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
116	KENNEL - 8	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
117	KENNEL - 9	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
118	KENNEL - 10	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
119	KENNEL - 11	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
120	KENNEL - 12	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
121	KENNEL - 13	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
122	KENNEL - 14	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
123	KENNEL - 15	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
124	KENNEL - 16	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
125	KENNEL - 17	EPOXY	EPOXY	FRP/ PLYWOOD	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
126	KENNEL - 18	EPOXY	EPOXY	CHAIN LINK	FRP/ PLYWOOD	FRP/ PLYWOOD	FRP/ PLYWOOD	OPEN	VARIES	8" COVE BASE
127	EXTERIOR KENNELS	CONCRETE LB FINISH	NONE	CHAIN LINK	METAL PANEL	CONC./ CHAIN LINK	METAL PANEL	METAL SOFFIT	9'-0"	30" CONCRETE KNEE WALLS
128	EXTERIOR KENNELS	CONCRETE LB FINISH	NONE	METAL PANEL	CHAIN LINK	CONC./ CHAIN LINK	METAL PANEL	METAL SOFFIT	9'-0"	30" CONCRETE KNEE WALLS

ROOM FINISH SCHEDULE NOTES:

1. RESTROOMS - RESTROOM AREAS TO HAVE MOISTURE RESISTANT DRYWALL WALLS/CEILING.
2. ALL EXPOSED DRYWALL - LEVEL 4 FINISH
3. PAINT ALL NEW INTERIOR AND EXTERIOR HOLLOW METAL DOORS, FRAMES, BORROW LITE FRAMES, HANDRAILS, GUARDRAILS, ETC.
4. ALL NEW WALLS/CEILINGS SCHEDULED TO BE PAINTED THAT HAVE EXPOSED PIPING OR MECH. UNIT COVERS - PAINT ALL.
5. VINYL BASE REQUIRED ON ALL GYP. BD. WALLS AND ALL BUILT-IN MILLWORK AND PRE-FINISHED CASE-WORK - BY FLOORING CONTRACTOR.
6. ALL MATERIAL AND FINISH COLORS TO BE SELECTED BY OWNER AND APPROVED BY ARCHITECT.
7. GENERAL PAINTING NOTES: CEILINGS TO BE FLAT FINISH. WALLS TO BE EGG-SHELL FINISH EXCEPT TOILET ROOMS TO BE SEMI-GLOSS.
8. SEALED CONCRETE FLOORS - CURE AND SEAL PRODUCT. FINAL COAT TO BE APPLIED AT END OF PROJECT. SEE PROJECT MANUAL.

GLAZING SCHEDULE

** NOT ALL GLASS TYPES USED **

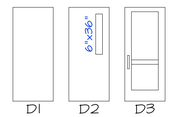
TYPE	DESCRIPTION
G1	1/4" CLEAR FLOAT GLASS
G2	1/4" TEMPERED GLASS
G3	1/4" CLEAR LAMINATED GLASS
G4	1/4" WIRE GLASS
G5	1" CLEAR LOW-"E" INSULATING GLASS
G6	1" CLEAR LOW-"E" INSULATING GLASS - TEMPERED -
G7	1" CLEAR LOW-"E" INSULATING GLASS OBSCURED - MIN. 50% EMITTANCE
G8	1/4" FIRE RATED GLASS - RATING PER SCHEDULE -
G9	1/4" FIRE/IMPACT RATED GLASS - RATING PER SCHEDULE -

DOOR SCHEDULE

ALL EXISTING DOORS/FRAMES/ROUGH OPENING SIZES/WIDTHS ARE TO BE FIELD VERIFIED PRIOR TO ORDERING

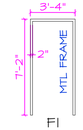
	NO.	EXIST. DOOR REF. #	SIZE	DOOR			FRAME			(Min.) FIRE RATING	HARDWARE GROUP ①	REMARKS
				TYPE	MATERIAL	GLAZ.	TYPE	MATERIAL	GLAZ. / FRAME DEPTH			
FIRST FLOOR	100	NEW	3'-0" x 7'-0" x 1 3/4"	D3	ALUMINUM	66	B	ALUMINUM	66 / 4 1/2"	--	01	ENTRY - EXTERIOR
	102	NEW	3'-0" x 7'-0" x 1 3/4"	D1	SOLID WOOD	--	F1	HOLLOW METAL	-- / 5 3/4"	--	04	STORAGE - ENTRY
	103	NEW	3'-0" x 7'-0" x 1 3/4"	D2	SOLID WOOD	62	F1	HOLLOW METAL	-- / 5 3/4"	--	05	OFFICE - HALL
	104	NEW	3'-0" x 7'-0" x 1 3/4"	D2	SOLID WOOD	62	F1	HOLLOW METAL	-- / 5 3/4"	--	05	LOUNGE - HALL
	105	NEW	3'-0" x 7'-0" x 1 3/4"	D1	SOLID WOOD	--	F1	HOLLOW METAL	-- / 5 3/4"	--	06	TOILET - HALL
	106a	NEW	3'-0" x 7'-0" x 1 3/4"	D2	SOLID WOOD	62	F1	HOLLOW METAL	-- / 5 3/4"	--	05	PLAY AREA - ENTRY
	106b	NEW	3'-0" x 7'-0" x 1 3/4"	D2	SOLID WOOD	62	F1	HOLLOW METAL	-- / 5 3/4"	--	05	PLAY AREA - GROOMING
	107a	NEW	3'-0" x 7'-0" x 1 3/4"	D2	SOLID WOOD	62	F1	HOLLOW METAL	-- / 5 3/4"	--	05	GROOMING - ENTRY
	107b	NEW	3'-0" x 7'-0" x 1 3/4"	D2	INSUL. HOLLOW MTL.	66	F1	HOLLOW METAL	-- / 8 1/4"	--	02	GROOMING - EXTERIOR
	108a	NEW	3'-0" x 7'-0" x 1 3/4"	D2	INSUL. HOLLOW MTL.	66	F1	HOLLOW METAL	-- / 8 1/4"	--	03	CORRIDOR - ENTRY
	108b	NEW	3'-0" x 7'-0" x 1 3/4"	D2	INSUL. HOLLOW MTL.	66	F1	HOLLOW METAL	-- / 8 1/4"	--	02	CORRIDOR - EXTERIOR

DOOR TYPES



D1 D2 D3

FRAME TYPES



F1

DOOR SCHEDULE NOTES:

1. ALL DOOR HARDWARE TO BE BRUSHED STAINLESS OR BRUSHED ALUMINUM FINISH. SEE SECTION 087100-FINISH HARDWARE.
2. NEW WOOD DOORS TO BE HAVE LAMINATE OAK FINISH OR P-LAM FINISH.
3. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DIMENSIONS INCLUDING JAMB DEPTHS WITH DOOR MANUFACTURER PRIOR TO ORDERING, FABRICATING, OR INSTALLING.
4. REFER TO DOOR MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INFORMATION AND INSTALLATION REQUIREMENTS ON HARDWARE.
5. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT.
6. ALL DOORS AND HARDWARE SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
7. DOORS WITH CLOSERS SHALL REQUIRE NO MORE THAN FIVE (5) LBS. TO PUSH/PULL OPEN AT INTERIOR HINGED LOCATIONS AND SHALL REQUIRE NO MORE THAN EIGHT-AND-A-HALF (8.5) LBS. MAX. AT EXTERIOR HINGE LOCATIONS.
8. ALL DOOR OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
9. ALL DOOR OPENING DEVICES SHALL BE "LEVER" TYPE.
10. PROVIDE SOLID REINFORCING AT LOCATIONS OF ALL LOCK AND LATCH SETS AND AT LOCATIONS OF CLOSERS WHERE APPLICABLE.
11. SEE FLOOR PLANS FOR DOOR NUMBERS, LOCATIONS AND SWING OF DOORS.
12. PROVIDE A TACTILE WARNING ON ALL DOOR HANDLES FOR DOORS THAT LEAD TO POTENTIALLY DANGEROUS AREAS - ELECTRICAL, MECHANICAL, ETC...
13. ACCESS CONTROL: PROVIDE SYSTEM INCLUDING PANEL AND ALL WIRING - CONSULT OWNER. SEE HARDWARE SCHEDULE - COORDINATE WITH EC.
14. PROVIDE SMOKE SEALS/GASKETS/ETC. AS REQUIRED PER CATAGORY FOR FIRE RATED DOORS/FRAMES.

HARDWARE GROUP SCHEDULE - Verify Hardware with Owner

GROUP 01 EXTERIOR STOREFRONT (ALUMINUM)
- CYLINDERS
- CONTINUOUS GEARED HINGES
- RIM PANIC / OFFSET PULL AT EXTERIOR
- CLOSER (HEAVY DUTY) WITH BACK CHECK (MAX. 5 LB. PULL)
- ACCESSIBLE THRESHOLD
- WEATHERSTRIPPING & SWEEP
- STOP IN CLOSER
- ACCESS CONTROL - NOT PLANNED - VERIFY WITH OWNER

GROUP 02 EXTERIOR SINGLE (INSULATED HOLLOW METAL)
- CYLINDER
- 1 1/2 PAIR BB BUTT HINGES
- RIM PANICS / OFFSET PULL AT EXTERIOR
- CLOSER (HEAVY DUTY) WITH BACK CHECK (MAX. 5 LB. PULL)
- ACCESSIBLE THRESHOLD
- WEATHERSTRIPPING & SWEEP & RAIN DRIP CAP
- STOP IN CLOSER
- KICK PLATE INTERIOR ONLY

GROUP 03 INTERIOR SINGLE (INSULATED HOLLOW METAL)
- CYLINDER
- 1 1/2 PAIR BB BUTT HINGES
- LOCKSET
- CLOSER (HEAVY DUTY) WITH BACK CHECK (MAX. 5 LB. PULL)
- ACCESSIBLE THRESHOLD
- WEATHERSTRIPPING & SWEEP
- STOP IN CLOSER
- KICK PLATE INTERIOR ONLY

GROUP 04 INTERIOR STORE ROOM FUNCTION (WOOD)
- CYLINDER
- 1 1/2 PAIR BB BUTT HINGES
- LOCKSET
- 1 KICK PLATE
- WALL STOP / 3 SILENCERS

GROUP 05 INTERIOR OFFICE ROOM FUNCTION (WOOD)
- CYLINDER
- 1 ½ PAIR BB BUTT HINGES
- LOCKSET
- 1 KICK PLATE
- WALL STOP / 3 SILENCERS
- ACCESSIBLE THRESHOLD
- WEATHERSTRIPPING & SWEEP

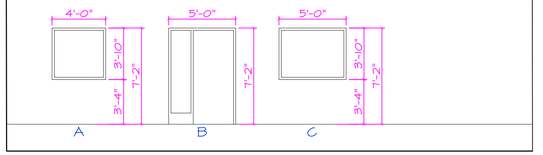
GROUP 06 INTERIOR PRIVACY - TOILET (WOOD)
- 1 ½ PAIR BB BUTT HINGES
- 1 LOCKSET WITH PUSH BUTTON INSIDE & OCCUPANCY INDICATOR
- SURFACE CLOSER
- WALL STOP
- 1 KICK PLATE
- WALL STOP / 3 SILENCERS

WINDOW SCHEDULE

NO.	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	FRAME MATERIAL	OPERATION	GLAZING	LOCATION
A	4'-0"	3'-10"	ALUMINUM	FIXED	G6	EXTERIOR
B	5'-0"	7'-2"	ALUMINUM	FIXED	G6	EXTERIOR
C	5'-0"	3'-10"	HOLLOW METAL	FIXED	G6	INTERIOR

① SEE ELEVATIONS, THIS SHEET FOR ACTUAL SHAPES AND DIMENSIONS
② SEE FLOOR PLAN FOR NUMBER OF WINDOWS PER EACH WINDOW TYPE
③ WINDOW EXTERIOR FINISH TO BE ALUMINUM - PAINTED
④ WINDOW "A" TO BE ALUMINUM STOREFRONT

WINDOW ELEVATIONS



JAY D. BERENDZEN
REG. NUMBER A-2006034585
ARCHITECT
EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT

ISSUE DATE: January 20, 2026

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MISSOURI ARC-000588
EXP. 12/31/27

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

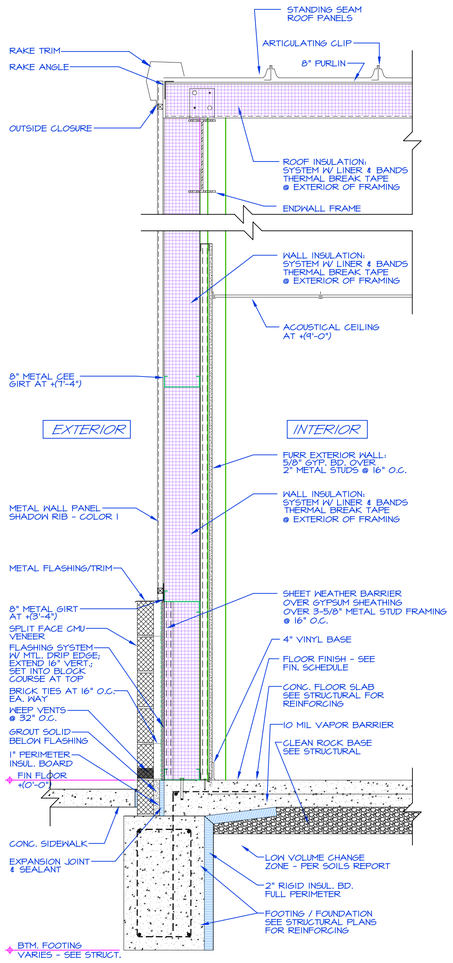
ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

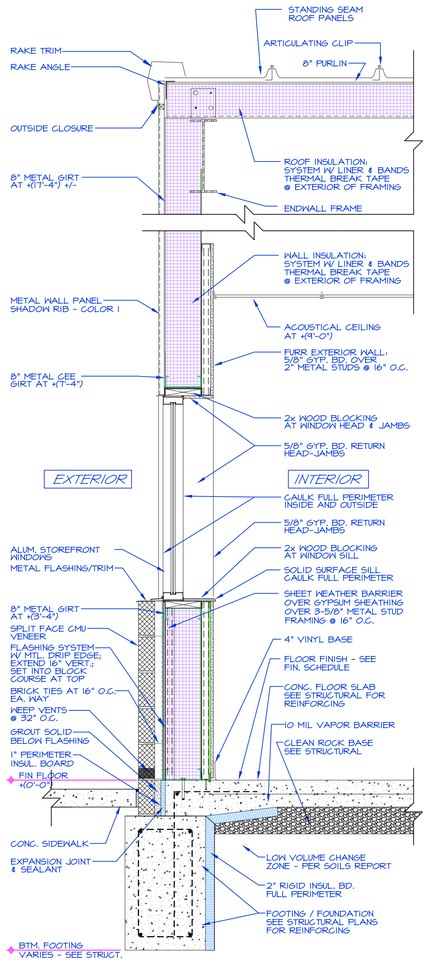
PROJECT DATE
JANUARY 2026

SHEET TITLE
SCHEDULES

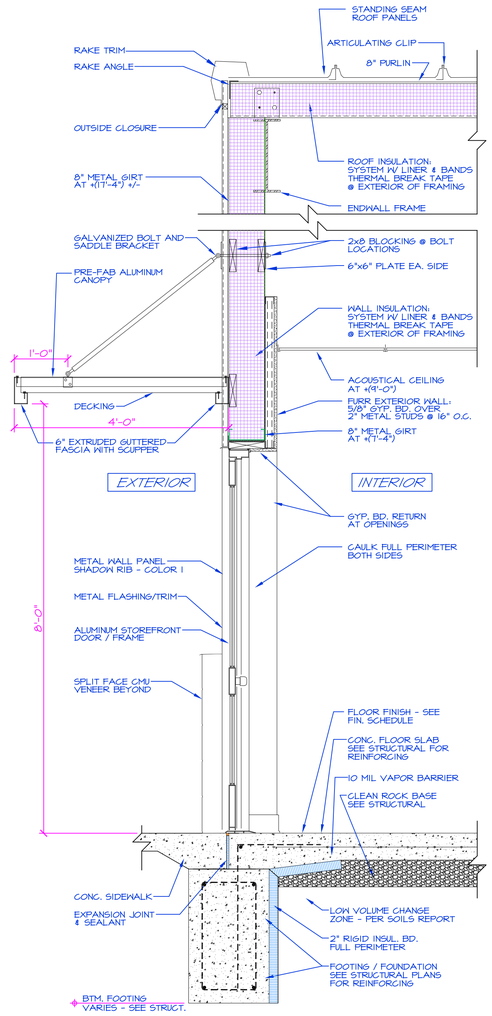
SHEET NUMBER
A500



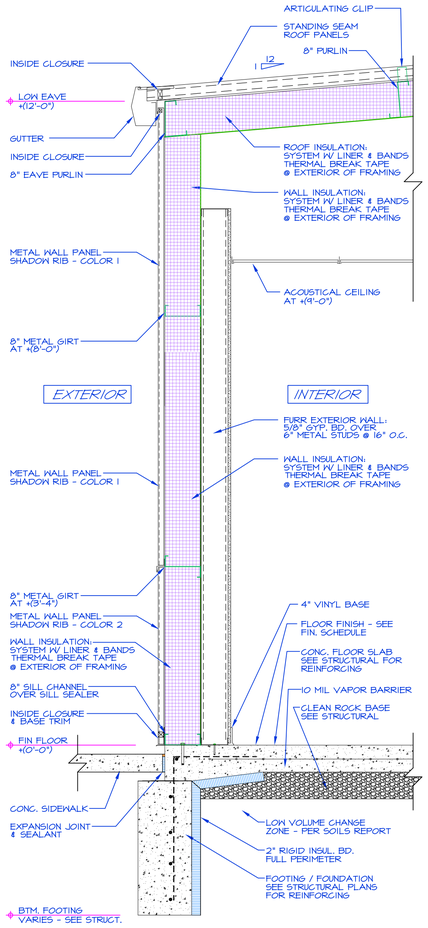
1 A600 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"



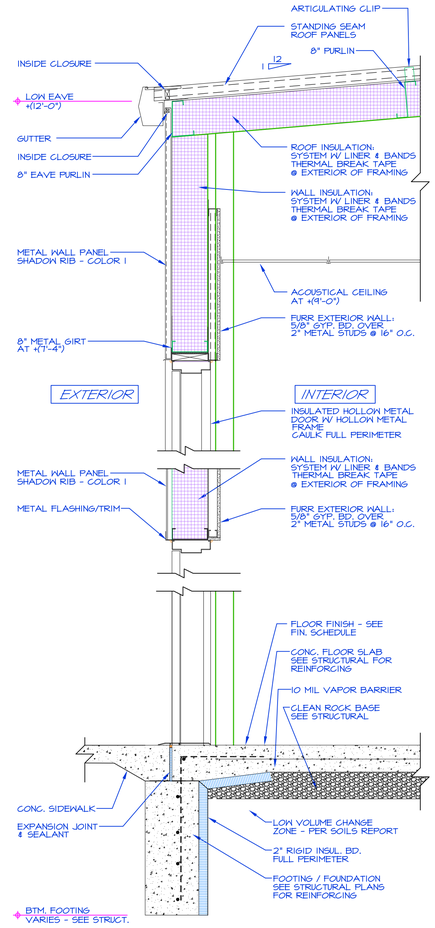
2 A600 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"



3 A600 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"



4 A600 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"



5 A600 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"

STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT
EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT
ISSUE DATE: January 20, 2026

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.

1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

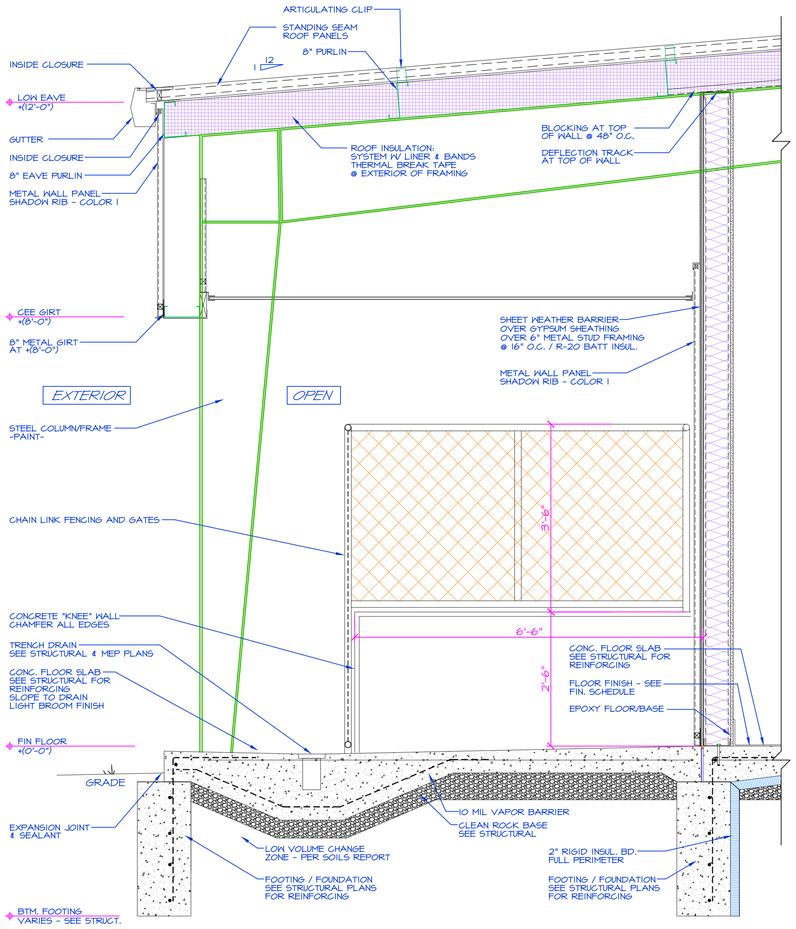
ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

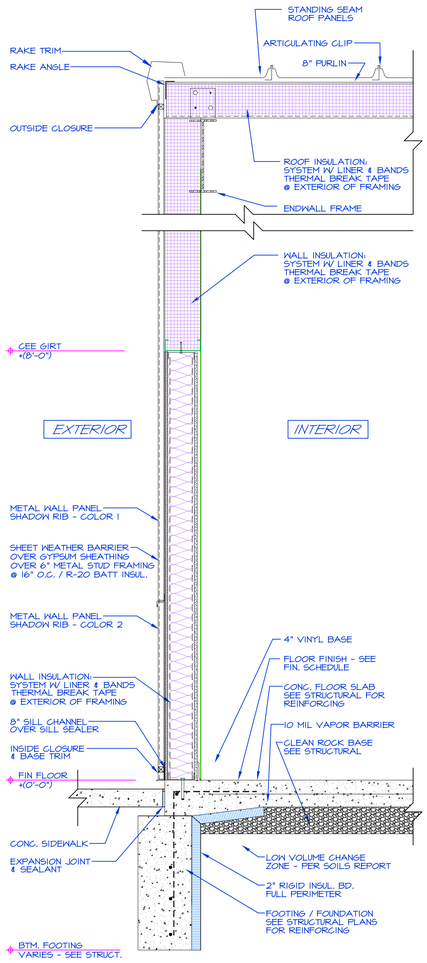
PROJECT DATE
JANUARY 2026

SHEET TITLE
SECTIONS

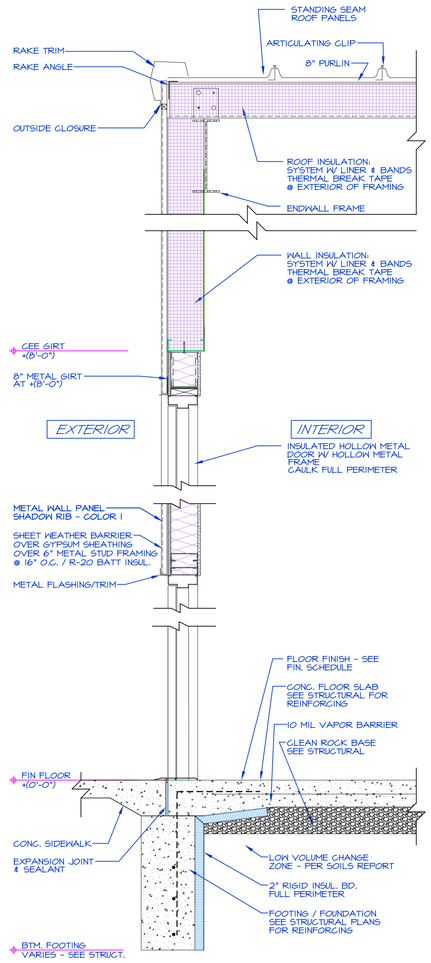
SHEET NUMBER
A600



1 A602 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"



2 A603 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"



3 A603 WALL SECTION @ LOW EAVE
SCALE: 3/4"=1'-0"

STATE OF MISSOURI
JAY D. BERENDZEN
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EXPIRATION DATE 12-31-26

JAY D. BERENDZEN, ARCHITECT

ISSUE DATE: January 20, 2026

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PROJECT

New Dog Grooming Facility for:
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1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

PROJECT DATE
JANUARY 2026

SHEET TITLE
SECTIONS

SHEET NUMBER
A601

J-SQUARED ENGINEERING

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

New Dog Grooming Facility for Boonslick Industries, Inc.

1620 West Ashley Road
Boonville, Cooper County, MO 65233

GENERAL MEP SPECIFICATIONS

1. GENERAL

1.1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCALLY ADOPTED CODES AND ORDINANCES.
1.2. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REVIEW AND UNDERSTAND ALL DRAWINGS AND SPECIFICATIONS IN CONTRACT DOCUMENTS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THEIR TRADE, REGARDLESS OF WHERE WORK IS DEPICTED IN PROJECT DRAWINGS OR SPECIFICATIONS.
1.3. LAYOUT OF SYSTEMS SHOWN ON PLANS ARE APPROXIMATE AND SCHEMATIC IN NATURE. ALL SYSTEMS WILL NEED TO BE FIELD-COORDINATED. CONTRACTOR SHALL INCLUDE THIS COORDINATION IN THEIR SCOPE AND INCLUDE ALL COSTS OF MODIFYING LAYOUT AS REQUIRED IN THEIR BID. PLANS ARE NOT INTENDED TO BE SHOP DRAWINGS FROM WHICH MATERIALS CAN BE ORDERED, FABRICATED, OR INSTALLED WITHOUT ADDITIONAL FIELD MEASUREMENTS AND COORDINATION.
1.4. NOT ALL SPECIFIC PIECES AND COMPONENTS OF EACH SYSTEM ARE DETAILED OR OUTLINED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND LABOR TO PRODUCE A COMPLETE AND FULLY OPERATIONAL SYSTEM UNLESS STATED OTHERWISE ON PLANS. CONTRACTOR IS TO PROVIDE AND INCLUDE ALL EQUIPMENT AND MATERIAL NEEDED TO COMPLETE WORK ASSOCIATED WITH THEIR BID UNLESS ANY ITEMS ARE SPECIFICALLY NOTED ON PLANS AS PROVIDED BY OTHERS. ALL MATERIALS TO BE NEW, FIRST CLASS, AND INSTALLED PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
1.5. WHERE CONFLICTS EXIST BETWEEN MEP PLANS AND CIVIL, ARCHITECTURAL, OR STRUCTURAL PLANS, NOTIFY MEP ENGINEER OF DISCREPANCIES FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK THAT MAY CONTRADICT INFORMATION ELSEWHERE IN THE PROJECT PLANS.
1.6. THESE PLANS ARE NOT TO BE SCALED. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE THERE IS A CONFLICT BETWEEN ARCHITECTURAL DIMENSIONS AND MEP DIMENSIONS, ARCHITECTURAL SHALL GOVERN.
1.7. CONTRACTOR IS TO INCLUDE IN THEIR SCOPE THE COST OF ALL PERMITS, INSPECTIONS, METERING, TAPS, ETC. ASSOCIATED WITH THEIR WORK.
1.8. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, CUTTING, CORING, PATCHING, AND BACKFILL REQUIRED TO COMPLETE THEIR WORK, UNLESS NOTED OTHERWISE ON PLANS.
1.9. SPECIFIC EQUIPMENT MANUFACTURERS AND/OR MODEL NUMBERS LISTED ON PLANS ARE TO ESTABLISH A BASIS-OF-DESIGN FOR QUALITY AND PERFORMANCE, VERIFY THAT SUBSTITUTIONS WILL BE ACCEPTABLE PRIOR TO PURCHASE & INSTALLATION.
1.10. NOTIFY ENGINEER OF ANY MAJOR PLAN DISCREPANCIES OR CONFLICTS PRIOR TO PROVIDING BIDS OR COMPLETING ANY WORK.
1.11. SEE DISCIPLINE SHEETS FOR ADDITIONAL TRADE SPECIFIC SPECIFICATIONS.
1.12. WHERE SHUTDOWN OF ANY EXISTING UTILITY OR SERVICE TO BUILDING IS REQUIRED FOR COMPLETION OF WORK, COORDINATE OUTAGE WITH OWNER AS TO NOT DISRUPT TYPICAL OPERATIONS.

2. WORKMANSHIP

2.1. SYSTEMS SHALL BE INSTALLED IN A FIRST-CLASS MANNER USING BEST ACCEPTABLE METHODS AND PRACTICES.
2.2. ALL SYSTEMS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION. COMPONENTS SHALL BE INSTALLED LEVEL AND PLUMB WITH ATTENTION GIVEN TO OVERALL AESTHETICS.
2.3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EQUIPMENT LOCATIONS AND SYSTEM ROUTING WITH OTHER TRADES PRIOR TO INSTALLATION.
2.4. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE THE COMPLETED PROJECT IS RELEASED TO THE OWNER, UNLESS NOTED OTHERWISE ON PLANS.
2.5. DURING INSTALLATION OF MATERIALS OR ACTIVITIES IN NEW WORK SCOPE, AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN. ANY DAMAGE TO EXISTING SURFACES OR EQUIPMENT SHALL BE CORRECTED AT NO COST TO OWNER.

REFERENCED CODES IN EFFECT

PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES LISTED BELOW, BUT THIS IS NOT AN EXHAUSTIVE LIST. PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND LOCAL REQUIREMENTS.

- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2006 INTERNATIONAL FIRE CODE
- 2005 NATIONAL ELECTRIC CODE

Sheet List Table

Sheet Number	Sheet Title
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET
MEP2	SITE UTILITES PLAN
M101	HVAC PLAN
M501	HVAC DETAILS
M601	HVAC SCHEDULES
M602	DOAS DETAILS & SCHEDULES 1
M603	DOAS DETAILS & SCHEDULES 2
EP101	POWER PLAN
EL101	LIGHTING PLAN
E501	ELECTRICAL DETAILS & SCHEDULES
PS101	SANITARY SEWER PLAN
PW101	WATER & GAS PLAN
P501	PLUMBING DETAILS & SCHEDULES

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. January 20, 2026
PE-2015017071
MO Certificate of Authority # 2018029680

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J2 PROJECT No: J21609
J2 DESIGN: NRP

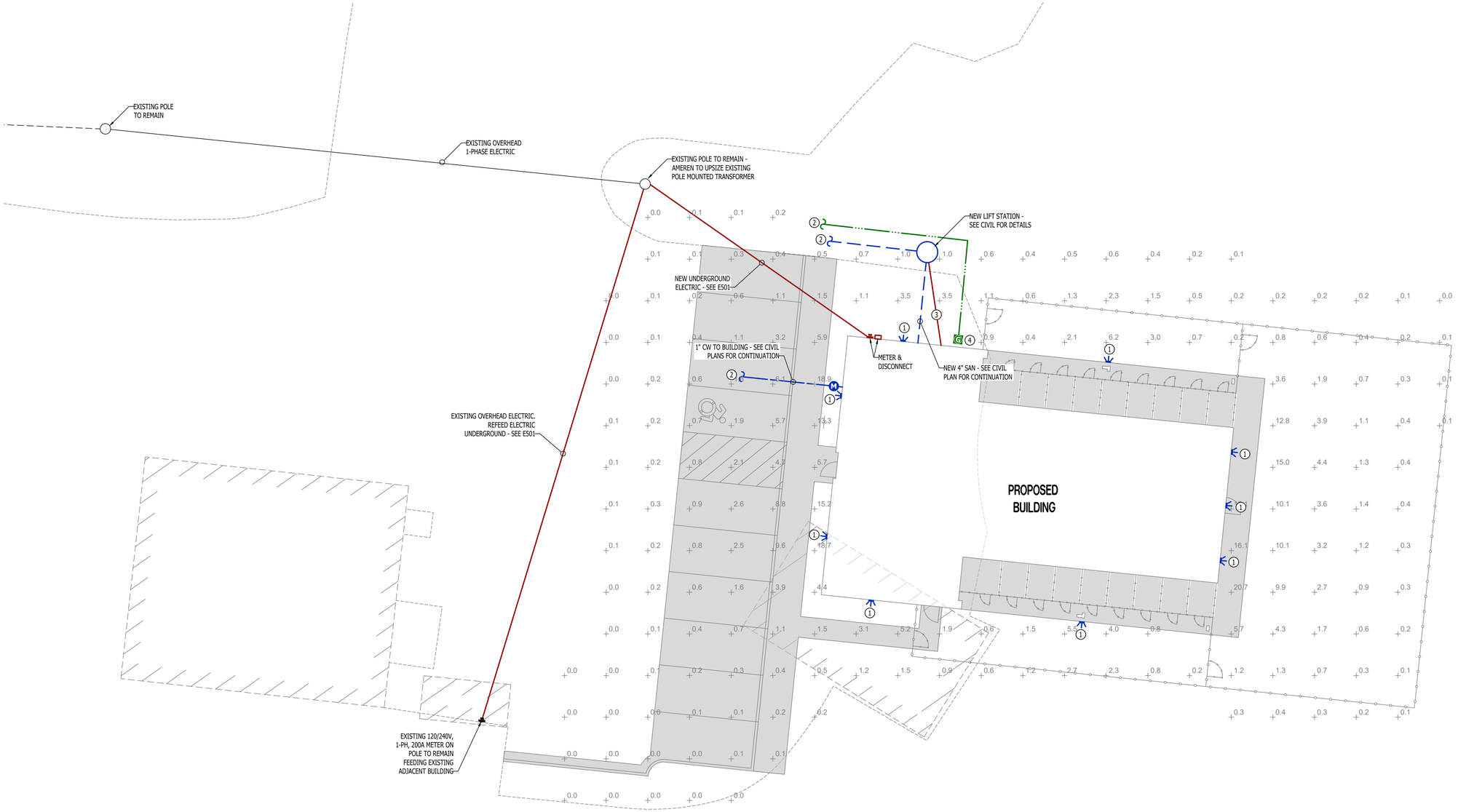
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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
New Dog Grooming Facility for Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, MO 65233

AHJ APPROVAL STAMP

SHEET TITLE
MECHANICAL ELECTRICAL PLUMBING COVER SHEET

SHEET NUMBER
MEP1



SITE PLAN SYMBOL LEGEND

- SANITARY SEWER PIPING
- COLD WATER LINE
- WATER METER
- VALVE
- GAS LINE
- GAS METER
- TIE INTO EXISTING
- ELECTRIC
- 1.1 PHOTOMETRIC CALCULATIONS (IN FOOT-CANDLES)

SITE UTILITIES PLAN GENERAL NOTES:

1. REFER TO CIVIL PLANS FOR EXACT UTILITY LOCATIONS, CONNECTIONS, DETAILS, ETC.
2. SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER.
3. PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FIXTURE(S), ONLY NEW POLE LIGHT FIXTURE(S) SHOWN.

SITE UTILITIES PLAN KEY NOTES:

(1) WALL PACK. SEE EL101 FOR MORE DETAILS.

(2) SEE CIVIL PLANS FOR CONTINUATION.

(3) UNDERGROUND POWER TO LIFT STATION GRINDER PUMPS (AND ALL ASSOCIATED EQUIPMENT IN PIT) - VERIFY PUMP PACKAGE DETAILS WITH CIVIL PLANS & PUMP PACKAGE PROVIDER. FEED FROM 'P1-2,4'. INSTALL CONTROLLER ON EXTERIOR WALL.

(4) NEW GAS SERVICE TO BUILDING - SEE COORDINATE ALL DETAILS WITH AMEREN. GC TO PROVIDE CONCRETE PAD FOR GAS RISER PER AMEREN SPECIFICATIONS. SEE PW101 FOR MORE DETAILS.

SITE UTILITES PLAN

SCALE: 1" = 10 ft

STATE OF MISSOURI
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J2 PROJECT No:	J21609
J2 DESIGN:	NRP

ISSUE TITLE	DATE
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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

New Dog Grooming Facility for Boonslick Industries, Inc.

1620 West Ashley Road
Boonville, Cooper County, MO 65233

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SHEET TITLE

SITE UTILITES PLAN

SHEET NUMBER

MEP2

HVAC PLAN SYMBOL LEGEND

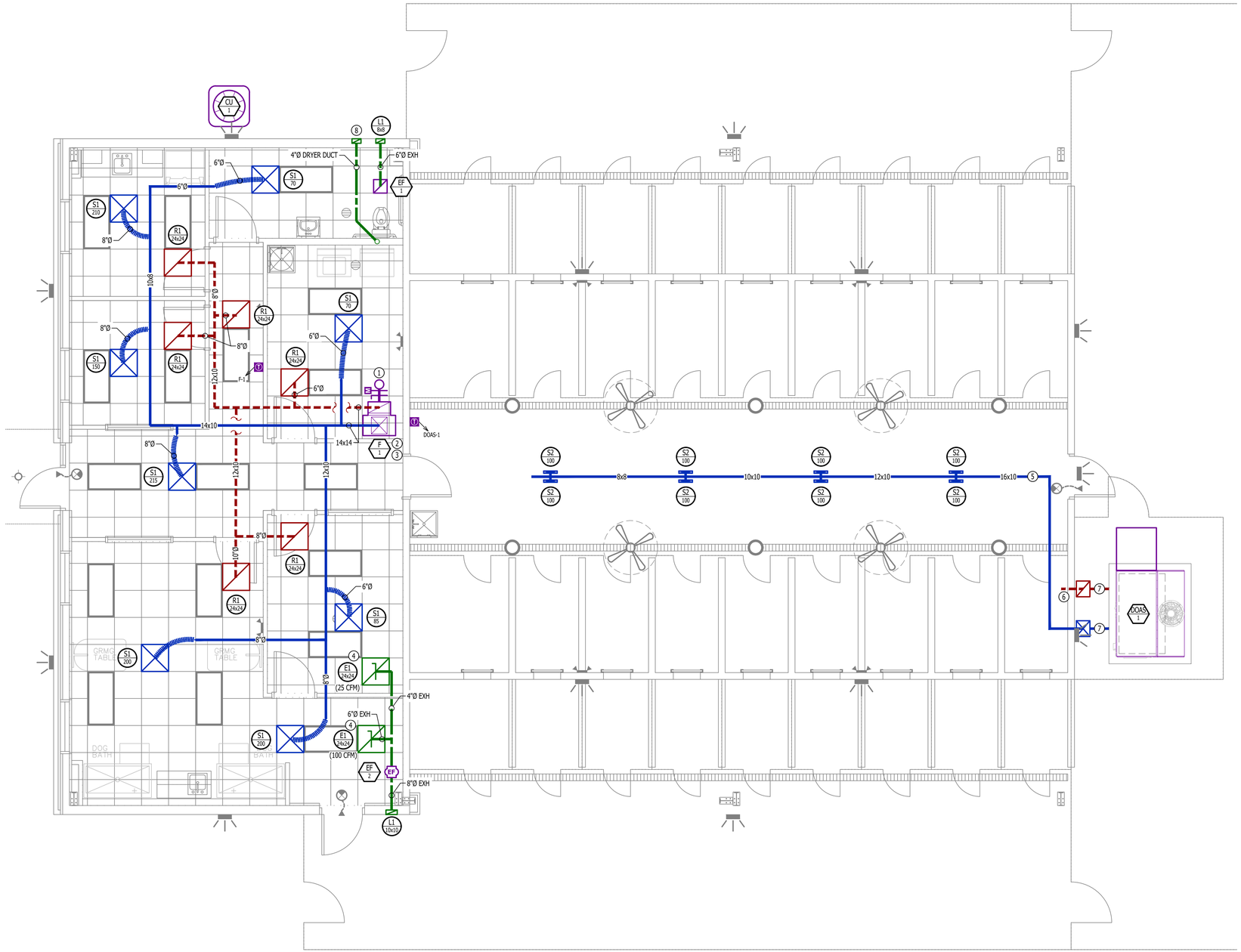
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
- EQUIPMENT REFERENCE NUMBER
- DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
- CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
- RETURN DUCTWORK
- EXHAUST DUCTWORK
- OUTSIDE AIR DUCTWORK
- FLEX DUCT
- TIE INTO EXISTING
- SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
- RETURN DIFFUSER
- BALANCE DAMPER
- MOTORIZED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 AND/OR M600 SERIES SHEETS FOR ADDITIONAL HVAC NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. HVAC CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, DUCTWORK, REFRIGERANT PIPING, CONDENSATE PIPING, HANGERS / SUPPORTS, ETC. WITH PLUMBING AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

HVAC PLAN KEY NOTES:

1. OA DUCT UP THRU ROOF TO GOOSENECK W/ 3/8" MESH BIRD SCREEN.
2. DISCHARGE CONDENSATE TO ADJACENT FLOOR DRAIN.
3. CONCENTRIC VENT/FLUE UP THRU ROOF.
4. BALANCE EXHAUST FLOW TO AMOUNT SHOWN (XXX CFM).
5. EXPOSED DUCT - HANG WITH BOTTOM OF DUCT AT 10'-6" A.F.F.
6. 14x12 RETURN DUCT STUBBED INTO SPACE - BOTTOM OF DUCT AT 9'-6" A.F.F. INSTALL 3/8" HARDWARE CLOTH OVER OPENING.
7. RUN 14x12 DUCT OVER FROM UNIT & UP ALONG EXTERIOR WALL. PENETRATE WALL AT 9'-6" A.F.F. SEE E501 FOR 'BUILDING EXTERIOR DUCT SECTION DETAIL'.
8. DRYER DUCT 4" VENT CAP M#DWV4.



HVAC PLAN

SCALE: 1/4" = 1'-0"

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J2 PROJECT No:	J21609
J2 DESIGN:	NRP

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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

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Boonville, Cooper County, MO 65233

AHJ APPROVAL STAMP

SHEET TITLE

HVAC PLAN

SHEET NUMBER

M101

HVAC SPECIFICATIONS

1. GENERAL

1.1. REFER TO GENERAL MEP SPECIFICATIONS SECTION FOR ADDITIONAL REQUIREMENTS.

2. WORKMANSHIP

2.1. COORDINATE WITH ALL OTHER TRADES SO THAT HVAC EQUIPMENT AND DUCT WORK DOES NOT BLOCK REQUIRED ACCESS OR CLEARANCE TO ANY EQUIPMENT, ACCESS PANELS, ELECTRICAL JUNCTION BOXES, ELECTRICAL PANELS, ETC.

2.2. ALL HVAC EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS AND/OR INSTALLATION INSTRUCTIONS.

2.3. ALL EQUIPMENT TO BE INSTALLED LEVEL AND PLUMB, PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.

2.4. ROOFTOP MOUNTED RTU's & EXHAUST FANS SHALL BE INSTALLED ON CURBS PER MANUFACTURER'S INSTRUCTIONS. CURB HEIGHT SHALL PROVIDE A MINIMUM OF 12" BETWEEN EQUIPMENT AND TOP OF ROOF IN ALL LOCATIONS.

2.5. GRADE MOUNTED RTUS, CONDENSING UNITS, AND HEAT PUMPS TO BE INSTALLED ON 4" REINFORCED CONCRETE PAD EXTENDING 4" BEYOND EACH EDGE OF THE EQUIPMENT, OR A MANUFACTURER APPROVED PRE-MANUFACTURED BASE.

2.6. APPROPRIATE ATTENTION SHALL BE GIVEN TO INDOOR AIR QUALITY THROUGHOUT CONSTRUCTION; PROTECT INSIDE OF NEW DUCTWORK & AIR-HANDLING EQUIPMENT FROM DUST, DIRT, DEBRIS, PAINT, MOISTURE, ETC. INSULATION SHALL BE REPLACED IF EXPOSED TO MOISTURE. AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL CLEAN ALL NEW DUCTWORK IF EQUIPMENT WAS USED DURING CONSTRUCTION, AND EQUIPMENT/COILS SHALL ALSO BE THOROUGHLY CLEANED.

2.7. FIELD COORDINATE LOCATIONS OF ALL DIFFUSERS, GRILLES, REGISTERS, ETC. WITH LIGHT FIXTURE LOCATIONS AND ADJUST AS NECESSARY.

3. EQUIPMENT

3.1. ALL EQUIPMENT SHOWN ON MECHANICAL PLANS SHALL BE PROVIDED & INSTALLED BY MECHANICAL CONTRACTOR UNLESS NOTED OTHERWISE.

3.2. ALL EQUIPMENT MUST PROVIDE PERFORMANCE AS SPECIFIED ON PLANS. WHERE SPECIFIC MANUFACTURERS AND/OR MODELS ARE INDICATED ON PLANS, CONTRACTOR TO PROVIDE MODEL INDICATED OR APPROVED EQUAL. VERIFY SUBSTITUTION APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF EQUIPMENT.

3.3. CONTRACTOR TO SUPPLY SUBMITTALS FOR ALL EQUIPMENT FOR REVIEW BY ARCHITECT AND ENGINEER. FORMAL APPROVAL SHALL BE RECEIVED BY CONTRACTOR PRIOR TO EQUIPMENT PURCHASE.

3.4. CONTRACTOR TO SHARE APPROVED EQUIPMENT SUBMITTALS WITH ANY PERTINENT ELECTRICAL OR PLUMBING REQUIREMENTS WITH RESPECTIVE CONTRACTORS WITHIN TWO WEEKS OF RECEIVING APPROVED SUBMITTALS FROM ARCHITECT/ENGINEER.

3.5. ALL EQUIPMENT SHOWN ON PLANS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH ADEQUATE ACCESS AND CLEARANCE FOR SERVICING OR REPLACEMENT.

3.6. ALL HORIZONTAL FURNACES WITH AC COILS SHALL BE EQUIPPED WITH CORROSION RESISTANT DRAIN PAIN. DRAIN PAN TO DISCHARGE TO SANITARY WASTE VIA INDIRECT CONNECTION WITH AIR GAP. DRAIN PAN TO PROVIDE SECONDARY OVERFLOW OR FLOAT SWITCH INTERLOCKED WITH UNIT TO SHUT DOWN UNIT ON HIGH WATER SIGNAL.

3.7. ALL EXTERIOR REFRIGERANT COILS TO BE PROTECTED BY FACTORY EQUIPPED HAIL GUARDS.

3.8. REFRIGERANT PIPING TO BE ACR COPPER OR TYPE L COPPER.

3.9. ALL AIR HANDLING EQUIPMENT SHALL BE EQUIPPED WITH MERV-8 FILTRATION AT RETURN OPENING UNLESS OTHERWISE NOTED.

3.10. ALL AIR FILTERS SHALL BE SIZED FOR A MAXIMUM FACE VELOCITY OF 500FPM.

3.11. PROVIDE & INSTALL ALL EQUIPMENT FLUES/VENTS PER MANUFACTURER'S SPECIFICATIONS. TERMINATIONS SHALL BE AT LEAST 10' FROM ANY FRESH AIR INTAKE.

3.12. PROVIDE NEW AIR FILTERS IN ALL EQUIPMENT PRIOR TO TESTING & BALANCING AND BEFORE TURNING OVER SYSTEM(S) TO OWNERSHIP.

3.13. IF ANY EXISTING EQUIPMENT IS TO BE REUSED, CLEAN AND INSPECT EQUIPMENT PRIOR TO BEGINNING WORK. VERIFY THAT EQUIPMENT IS IN GOOD WORKING CONDITION, REPORT ANY DEFICIENCIES TO ENGINEER.

4. DUCTWORK

4.1. DUCTWORK TO BE GALVANIZED STEEL, SEAL CLASS B, CONSTRUCTED PER SMACNA STANDARDS.

4.2. DUCTWORK THICKNESS:

- 4.2.1. 26 GA. MINIMUM UP TO 16" DUCT
- 4.2.2. 24 GA. UP TO 20"
- 4.2.3. 22 GA. UP TO 24"
- 4.2.4. 20 GA. UP TO 28"
- 4.2.5. 18 GA. UP TO 36"

4.3. TURNING VANES SHALL BE PROVIDED AND INSTALLED AT ALL 90° BENDS AND TEES.

4.4. ALL DUCT DIMENSIONS LISTED ARE TO INTERIOR OF DUCT LINER UNLESS NOTED OTHERWISE ON PLANS.

4.5. BALANCE DAMPERS MUST BE PROVIDED TO ALLOW ADJUSTMENT AT EACH AIR TERMINAL.

- 4.5.1. WHERE BRANCH TAKEOFF IS ACCESSIBLE (ABOVE LAY-IN CEILING OR EXPOSED DUCT), BALANCE DAMPER IS TO BE INSTALLED AT TAKEOFF.
- 4.5.2. WHERE TAKEOFF IS INACCESSIBLE (IN ATTIC OR SOFFIT), BALANCE DAMPER IS TO BE LOCATED SUCH THAT IT IS ACCESSIBLE FROM FACE OF AIR DEVICE.

4.6. HVAC CONTRACTOR RESPONSIBLE FOR ALL DUCTWORK TRANSITIONS AND FITTINGS AS REQUIRED FOR FINAL CONNECTIONS TO HVAC EQUIPMENT.

4.7. UNLESS NOTED OTHERWISE ON PLANS, FLEXIBLE DUCT CONNECTIONS MAY USED FROM BRANCH DUCTS TO FINAL AIR DEVICES, BUT SHALL NOT EXCEED 8'-0" IN LENGTH. FLEXIBLE DUCT CONNECTORS MUST BE SUPPORTED PER PLAN DETAILS.

5. INSULATION

5.1. DUCTWORK

- 5.1.1. SEE "TYPICAL DUCT INSULATION DIAGRAM" FOR INSTALLATION SPECIFIC REQUIREMENTS.
- 5.1.2. INTERNAL DUCT LINER TO BE EQUAL TO 'JOHNS MANVILLE LINACOUSTIC R-300'.
- 5.1.3. EXTERNAL DUCT WRAP TO INCLUDE VAPOR BARRIER. EQUAL TO 'JOHNS MANVILLE MICROLITE' WITH FSK JACKET.
- 5.1.4. WHERE INSULATION IS REQUIRED IN "TYPICAL DUCT INSULATION DIAGRAM", INCLUDE INSULATION ON ALL FITTINGS, INCLUDING CANVAS FLEX CONNECTION FITTINGS.

5.2. REFRIGERANT PIPING

- 5.2.1. SPLIT SYSTEM (SUCTION LINE ONLY) - 1" CLOSED CELL ELASTOMERIC FOAM (EQUAL TO 'ARMAFLEX AP').

5.3. VRV/VRF SYSTEMS (BOTH SUCTION AND HOT GAS LINES) 1 ½" EPDM (EQUAL TO 'AEROFLEX AEROCEL AC') WITHIN CONDITIONED SPACES & 2" EDPM (EQUAL TO 'AEROFLEX AEROCEL AC') IN UNCONDITIONED SPACES, AND WITH BANDED ALUMINUM SHIELDING IN EXTERIOR SPACES.

5.4. CONDENSATE PIPING

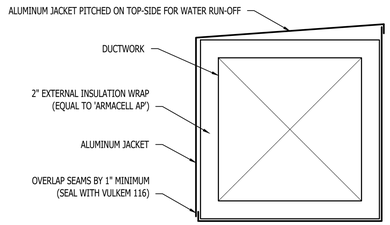
- 5.4.1. SPLIT SYSTEMS - WHERE CONDENSATE PIPING IS LOCATED IN UNCONDITIONED SPACE, INSULATE WITH ½" ELASTOMERIC. NO INSULATION REQUIRED WITHIN CONDITIONED SPACES.
- 5.4.2. VRV/VRF - INSULATE WITH ½" ELASTOMERIC.

6. TESTING AND BALANCING

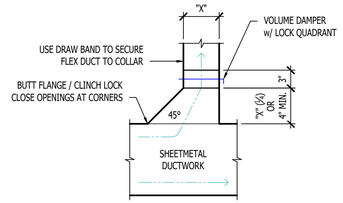
6.1. ALL SYSTEMS MUST BE BALANCED TO WITHIN 10% OF VALUES INDICATED ON PLAN.

6.2. HVAC CONTRACTOR TO PROVIDE WRITTEN BALANCE REPORT INCLUDING FLOW VALUES INDICATED ON PLANS, INITIAL MEASURED FLOW VALUES, AND FINAL MEASURED VALUES.

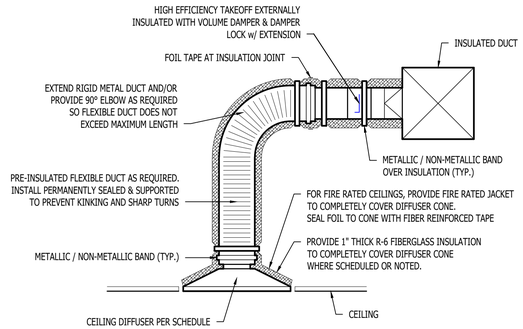
6.3. THIRD PARTY CERTIFIED TEST AND BALANCE NOT REQUIRED UNLESS OTHERWISE NOTED ON PLANS OR WITHIN PROJECT MANUAL.



BUILDING EXTERIOR DUCT SECTION DETAIL



TYPICAL 45° TAKEOFF DETAIL



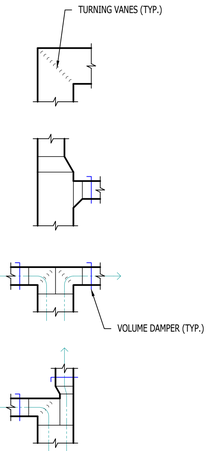
TYPICAL LAY-IN DIFFUSER DETAIL

90° ELBOW (SUPPLY / RETURN)

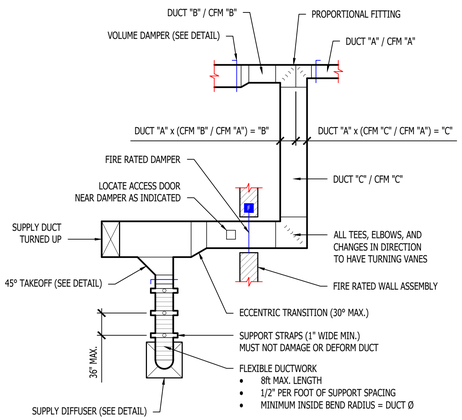
"T" BRANCH (SUPPLY / RETURN)

"T" BRANCH (SUPPLY)

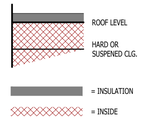
"T" BRANCH (SUPPLY)



TYPICAL DUCTWORK FITTINGS DETAIL



TYPICAL DUCTWORK DETAIL



DUCT INSIDE THERMAL ENVELOPE INSULATION REQUIREMENTS

RECTANGULAR

- SUPPLY = 1" LINER
- RETURN = 1" LINER
- EXHAUST = NONE
- OUTSIDE AIR = 2" WRAP

ROUND

- SUPPLY = 1½" WRAP
- RETURN = NONE
- EXHAUST = NONE
- OUTSIDE AIR = 2" WRAPP

TYPICAL BUILDING INTERIOR DUCT INSULATION DIAGRAM

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. January 20, 2026
PE-2015017071
MO Certificate of Authority # 2018029680

J-SQUARED ENGINEERING
2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
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J2 PROJECT No:	J21609
J2 DESIGN:	NRP

ISSUE TITLE	DATE
PERMIT SET	01-20-2026

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
New Dog Grooming Facility for Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, MO 65233

AHJ APPROVAL STAMP

SHEET TITLE
HVAC DETAILS

SHEET NUMBER
M501

DOAS SCHEDULE

TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	AIRFLOW						COOLING								REHEAT		GAS HEATING			HEAT PUMP			RECOVERED CAPACITY		ELECTRICAL			PHYSICAL	NOTES
			SUPPLY FAN			EXHAUST FAN			OUTSIDE AIR (°F)		MIXED AIR (°F)		L.A.T. (°F)		CAPACITY (Kbtu)		DISCHARGE (°F)		MAX CAPACITY (kBTU)	INPUT CAPACITY (kBTU)	OUTPUT CAPACITY (kBTU)	TEMP RISE (°F)	ENTERING TEMP (°F)	COP	CAPACITY (kBTU)	SUMMER (°F)	WINTER (°F)	VOLTS/PH	MCA	OCP	WEIGHT (LBS)	
			AIRFLOW (CFM)	E.S.P (in. H20)	HP	AIRFLOW (CFM)	E.S.P (in. H20)	HP	DB	WB	DB	WB	DB	WB	TOTAL COOLING	SENS. COOLING	DB	WB													
DOAS-1	CAPTIVEAIRE	CAS-HVAC1-I.100-16-5T-ERV	800	1.0	1.75	900	0.5	1.8	100	78	79.2	65.5	37	37	59.4	36.6	70	52.7	53	100	81	83	40	3.5	43.2	37.5	64.6	240/1	53.2	60-2	1595	1,2

NOTES:
1. WITH PLENUM CURB
2. SEE M602 FOR ALL DETAILS.

FURNACE & AC SCHEDULE

TAG	EQUIPMENT DESCRIPTION	SIZE (TONS)	ORIENTATION	TOTAL AIRFLOW (CFM)	E.S.P. (in. H20)	OA AIRFLOW MAX/MIN (CFM)	HEATING		COOLING (IA: 80 DB/67 WB, OA: 95 DB)			ELECTRICAL			NOTES
							GAS INPUT (KBTU)	MIN. AFUE EFF. (%)	SENSIBLE (KBTU)	TOTAL (KBTU)	EFF. (SEER2)	VOLTS/PH	MCA	OCP	
F-1	FURNACE	3.0	UPFLOW	1200	0.5	200 / 0	60	90	-	-	-	120	10	20	1,2,3
CU-1	CONDENSING UNIT	3.0	-	-	-	-	-	-	25	33.7	13.4	230/1	21	30	4,5

NOTES:
1. PROVIDE AND INSTALL 7 DAY PROGRAMABLE HONEYWELL THERMOSTAT. COORDINATE EXACT MOUNTING LOCATION WITH OWNER.
2. INCLUDE CORROSION RESISTANT DRAIN PAN WITH OVERFLOW SWITCH WIRED TO SHUT DOWN UNIT.
3. WITH LOW LEAKAGE MOTORIZED OUTSIDE AIR DAMPER, DAMPER TO OPEN DURING OCCUPIED HOURS AND CLOSE DURING UNOCCUPIED HOURS THRU THERMOSTAT SCHEDULE.
4. WITH FACTORY HAIL GUARD.
5. LOW AMBIENT PACKAGE FOR OPERATION TO 0° F.

EXHAUST FAN SCHEDULE

TAG	EQUIPMENT TYPE	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	FLOW		ELECTRICAL			PHYSICAL		NOTES
				CFM	S.P.	VOLT/PH	MCA	OCP	DIM.	WEIGHT	
EF-1	IN-CEILING EXHAUST FAN	BROAN	671	70	1/10"	120 / 1	1	15	-	-	1
EF-2	INLINE EXHAUST FAN	S&P	TD-SILENT 150S	125	3/8"	120 / 1	0.54	15	19x11x9	14	1,2

NOTES:
1. WITH BACKDRAFT DAMPER
2. WITH SPEED CONTROLLER

AIR DEVICE SCHEDULE

TAG	SERVICE	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	SIZE	COLOR / FINISH	NOTES
L1	EXHAUST	POTTORFF	EFD-445	AS INDICATED	PRIMED	PAINT TO MATCH EXTERIOR
R1	RETURN	PRICE	80	AS INDICATED	WHITE	
S1	SUPPLY	PRICE	SPD	24x24	WHITE	SEE PLANS FOR AIRFLOW
S2	SUPPLY	PRICE	520	12x6	WHITE	SEE PLANS FOR AIRFLOW

NOTES:
1. VERIFY AIR DEVICE FINISHES WITH OWNER/ARCHITECT PRIOR TO INSTALLATION

STATE OF MISSOURI
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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
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AHJ APPROVAL STAMP

SHEET TITLE
HVAC SCHEDULES

SHEET NUMBER
M601

DOAS/RTU FAN SCHEDULE - JOB#834532

FAN UNIT NO	TAG	QTY	DOAS/RTU MODEL #	MANUFACTURER	BLOWER	TOTAL CFM	MAX OUTSIDE AIR CFM	RETURN AIR CFM	WEIGHT (LBS)	ESP	ELECTRICAL INFORMATION HP	PHASE	VOLT	MCA	MOCP	COOLING INFORMATION OUTSIDE AIR DB	OUTSIDE AIR WB	MIXED AIR DB	MIXED AIR WB	LEAVING AIR DB	LEAVING AIR WB	LEAVING AIR DP	CAPACITY TOTAL	CAPACITY SENS.	IEER	ISMRE2	REHEAT INFORMATION DISCHARGE DB	DISCHARGE WB	CAPACITY DESIRED	CAPACITY MAX	MOISTURE REMOVAL RATE	GAS HEAT INFORMATION GAS TYPE	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	HEAT PUMP INFORMATION ENTERING TEMP	MAX TEMP RISE	DISCHARGE TEMP	COP	CAPACITY	A2L MINIMUM ROOM VOLUME ROOM AREA (FT2)	AIRFLOW (CFM)	HEIGHT (FT)	NOTES
1	DOAS-1	1	CAS-HVAC1-1.100-16-5T-ERV	CAPTIVEAIRE	162-1	800	800	0	1595	1.000	1.75	1	240	53.2A	60A	100.0°F	78.0°F	79.2°F	65.5°F	37.0°F	37.0°F	37.0°F	59.4 MBH	36.6 MBH	17.9	6.4	70.0°F	52.7°F	29.9 MBH	53 MBH	20.0 LBS/HR	NATURAL	100000	81000	83°F	7 IN. W.C. - 14 IN. W.C.	40.0°F	54.0°F	94.0°F	3.5	43.2 MBH	183.6	330	7.2	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23

NOTES:
1. INVERTER SCROLL COMPRESSOR WITH INTEGRATED OIL SENSOR. DIGITAL OR STAGED SCROLL NOT AN APPROVED EQUAL
2. DIRECT DRIVE PLENUM BLOWER. BELT DRIVEN BLOWERS ARE NOT ACCEPTABLE
3. INTEGRATED MONITORING VIA CELLULAR CONNECTION BY MANUFACTURER
4. REFRIGERATION PRESSURE MONITORING ON HIGH AND LOW PRESSURE SIDE OF SYSTEM INCLUDED THROUGH DIGITAL INTERFACE
5. EC MOTOR CONDENSING FANS
6. ELECTRONIC EXPANSION VALVE. TXV NOT ACCEPTABLE
7. SUCTION LINE ACCUMULATOR
8. FACTORY COMMISSIONING WITH 5 YEAR PARTS WARRANTY, 25 YEAR WARRANTY ON STAINLESS STEEL HEAT EXCHANGER
9. AVERAGING INTAKE, EVAP AND DISCHARGE TEMPERATURE SENSORS (DISCHARGE SENSOR TO BE FACTORY MOUNTED WITHIN UNIT)
10. TOTAL ENERGY RECOVERY WHEEL WITH SPEED CONTROLS FOR FROST PROTECTION AND MODULATION TO CAPACITY. INCLUDES SUPPLY AND EXHAUST FILTER & WHEEL MONITORING
11. 81% EFFICIENT FURNACE, WITH MODULATING INDUCER TO MAINTAIN CONSTANT COMBUSTION EFFICIENCY ACROSS FIRING RANGE. 6:1 TURNDOWN WITH NG AND 5:1 TURNDOWN WITH LP
12. EXHAUST CFM MONITORING INTEGRAL TO UNIT WITH CFM MEASUREMENT INCLUDED THROUGH DIGITAL INTERFACE
13. FILTERED SUPPLY AND EXHAUST AIR STREAMS WITHIN ENERGY RECOVERY VENTILATOR MODULE
14. SUPPLY CFM MONITORING INTEGRAL TO UNIT WITH CFM MEASUREMENT INCLUDED THROUGH DIGITAL INTERFACE
15. FULLY MODULATING HOT GAS REHEAT
16. 15 DEGREE LOW AMBIENT OPERATION
17. HAIL GUARD FOR CONDENSING COIL
18. BAROMETRIC RELIEF DAMPER
19. 1" EXTERIOR DUAL-WALL CONSTRUCTION W/ R-4.3 INSULATION-MINIMUM 24GA EXTERIOR W/ 18GA BASE
20. SIDE DISCHARGE/DOWN RETURN
21. DIRECT DRIVE ECM PLENUM BLOWER. BELT DRIVEN AND NON-ECM BLOWERS ARE NOT ACCEPTABLE
22. MINIMUM ROOM AREA ASSUMED 7.2' SUPPLY DIFFUSER HEIGHT AND IS CALCULATED PER UL60335-2-40 4TH ED. VALUES BASED ON FACTORY CHARGE. ACTUAL SITE CHARGE MAY DIFFER.
23. SCCR RATING OF 10kAMP

DOAS/RTU ENERGY RECOVERY SCHEDULE

FAN UNIT NO	TAG	EXHAUST AIR FAN (ECM) CFM	ESP	MOTOR HP	V/Ø/HZ	SUPPLY AIR SUMMER ENTERING AIR DB/WB TEMP(°F)	LEAVING AIR DB/WB TEMP(°F)	RETURN AIR DB/WB TEMP(°F)	DESIGN RECOVERED SUMMER CAPACITY TOTAL	SENSIBLE	LATENT	SUPPLY AIR WINTER ENTERING AIR DB/WB TEMP(°F)	LEAVING AIR DB/WB TEMP(°F)	RETURN AIR DB/WB TEMP(°F)	DESIGN RECOVERED WINTER CAPACITY TOTAL	SENSIBLE	LATENT
1		900	0.5	1.8	240/1/60	100.0/78.0	79.2/65.5	75.0/62.0	37.5 MBH	16.9 MBH	20.6 MBH	0.0/0.0	56.9/47.6	69.0/55.0	64.6 MBH	48.4 MBH	16.2 MBH

CURB ASSEMBLIES

NO	IN FAN	R-VALUE	WEIGHT	ITEM	SIZE
1	# 1	4.3	198 LBS	CURB	41.000"W X 111.000"L X 36.000"H INSULATED.

1' R4.3 FOIL FACED FIBERGLASS INSULATION. COMPLIES WITH UL/ULC,ASTM, & ASHRAE STANDARDS.

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION	IMPORTANT NOTE
1		1	INLET PRESSURE GAUGE, 0-35"	THIS UNIT CONTAINS AN ENERGY RECOVERY WHEEL. BY VIRTUE OF THEIR DESIGN, ALL ENERGY RECOVERY WHEELS ALLOW A LEVEL OF RETURN/EXHAUST AIR AND CONTAMINANTS TO BE RECIRCULATED INTO THE SUPPLY AIRSTREAM. ACCEPTING AND OPERATING THIS UNIT WITH OR WITHOUT THE ENERGY RECOVERY WHEEL IN OPERATION INCREASES THE RISK OF AIRBORNE BACTERIA, VIRUS AND CONTAMINANT SPREAD BETWEEN THE RETURN/EXHAUST AIR, INTO THE FRESH AIRSTREAM. IN ACCORDANCE WITH ANSI/ASHRAE/ASHE STANDARD 170-2017, ENERGY RECOVERY WHEEL TECHNOLOGY SHOULD NOT BE USED AS A MEANS OF VENTILATION FOR CERTAIN HEALTH CARE FACILITIES.AN ASHRAE POSITION DOCUMENT ON INFECTIOUS AEROSOLS, APPROVED BY ASHRAE BOARD OF DIRECTORS, DATED APRIL 14, 2020, ALSO RECOMMENDS THAT ENERGY RECOVERY DEVICES BE BYPASSED FOR NON-HEALTH CARE FACILITY VENTILATION TO HELP REDUCE THE SPREAD OF VIRUS. ANY REDUCTION OF OUTDOOR AIR X OR VOLUME BELOW WHAT THIS UNIT WAS DESIGNED FOR ELEVATES THE RISK OF AIRBORNE BACTERIA, VIRUS AND CONTAMINANT RECIRCULATION BACK INTO THE FRESH AIRSTREAM AND THE SPACE. OPERATING THIS UNIT WITH AN EXHAUST LEVEL LESS THAN 50% OF THE SUPPLY LEVEL NULLIFIES ALL RETURN ON INVESTMENT STATEMENTS AND LIMITS THE AMOUNT OF ENERGY RECOVERY. THIS UNIT, INCLUDING THE ENERGY RECOVERY WHEEL, MUST BE SERVICED AND MAINTAINED AS PER THE INSTALLATION AND OPERATION MANUAL'S RECOMMENDED FREQUENCIES.
		1	MANIFOLD PRESSURE GAUGE, 0 TO 10" WC, 1 FURNACE	
		1	COOLING OVERRIDE	
		1	SINGLE POINT ELECTRICAL CONNECTION FOR RTU. 750VA TRANSFORMER USED. IF A NON-DCV PREWIRE CONTROLS THIS UNIT, THE #28, #47, "MA", OR "E2" PREWIRE OPTION MUST BE SELECTED. DOES NOT PROVIDE SUPPLY STARTER IN PREWIRE	
		1	CONSTRUCTION MODE - MODIFIES START-UP SETTINGS TO ALLOW TEMPERING A BUILDING STILL UNDER CONSTRUCTION	
		1	RTU BLOWER DOOR SWITCH	
		1	2" MERV 13 FILTERS FOR RTU1 (QTY. 4)	
		1	2" MERV 8 FILTERS FOR RTU1 (QTY. 4)	
		1	OVERHEAT STAT	
		1	TOTAL CFM MONITORING	
		1	BLOWER STOP DELAY. ALLOWS RESIDUAL HEAT TO BE TRANSFERRED INTO THE SUPPLY AIR AFTER HEATING HAS STOPPED. FACTORY SET AT: 90 SECS FOR IBT, 30 SECS FOR DF	
		1	RTU1 SIDE DISCHARGE	
		1	DISCHARGE FIRESTAT SET TO 240°F	
		1	FREEZESTAT	
		1	INTAKE FIRESTAT SET TO 125°F	
		1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED	
		1	COMMERCIAL SMOKE DETECTOR/ALARM INTERLOCK - ALARM SUPPLIED BY OTHERS	
		1	ECM WIRING PACKAGE - SUPPLY FAN CONTROL RTU MUA BOARD	
		1	OCCUPIED SCHEDULING	
		1	CLOGGED FILTER SWITCH - NOTIFICATION ON HMI	
		1	5 TON MODULATING COOLING OPTION WITH HEAT PUMP, 208/230V 1 PHASE. R454B REFRIGERANT, VARIABLE SPEED COMPRESSOR, ECM CONDENSING FAN	
		1	LOW AMBIENT COOLING OPERATION - DOWN TO 0F AMBIENT	
		1	ECM FAN DOAS - 1 PHASE	
		1	R454B LEAK DETECTOR OPTION FOR RTUS	
		1	5 TON MODULATING REHEAT OPTION WITH HEAT PUMP - SPACE DEWPOINT CONTROL - R454B	
		1	2" METAL MESH FILTERS FOR RTU1 OUTDOOR INTAKE	
		1	RTU1 HAIL GUARD	
		1	RTU INTAKE/RETURN DAMPER - MANUAL CONTROL VIA HMI	
		1	ENERGY RECOVERY VENTILATOR FOR 208/230V - 1 PHASE RTU1	
		1	RTU1 ECONOMIZER BAROMETRIC RELIEF	
		1	2" MERV 13 SUPPLY FILTERS FOR ERV1	
		1	4" MERV 15 RETURN FILTERS FOR ERV1	
		1	CONTROL PANEL ENCLOSURE HEATER 100W - RECOMMENDED FOR WINTER DESIGN TEMPERATURES LESS THAN 0°F	
		1	RTU HEATED FURNACE CONDENSATE DRAIN KIT. REQUIRED FOR WINTER DESIGN TEMP OF 0 DEGREES F AND LOWER	
		1	ERV EXHAUST FAN - MANUAL CONTROL VIA HMI	
		1	5 YEAR ENTIRE UNIT PARTS WARRANTY, 10 YEAR ENTIRE UNIT PARTS WARRANTY WITH REMOTE MONITORING AND CAPTIVEAIRE SERVICE CONTRACT, 25 YEAR STAINLESS STEEL FURNACE PARTS WARRANTY (SEE ADDITIONAL DETAILS)	
		1	EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET	

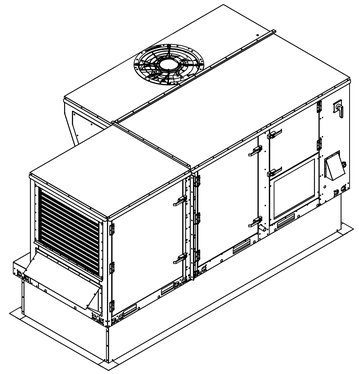
HMI SCHEDULE				
UNIT NUMBER	HMI #	HMI LOCATION	TEMP AVERAGING	MODBUS ADDRESS
FAN #1	HMI #1 - UNIT	IN UNIT	NOT AVERAGED	55
FAN #1	HMI #2 - SPACE	SPACE	AVERAGED	56

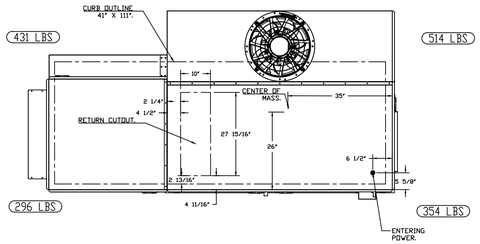
FAN #1 CAS-HVAC1-1.100-16Z-5T-ERV - HEATER

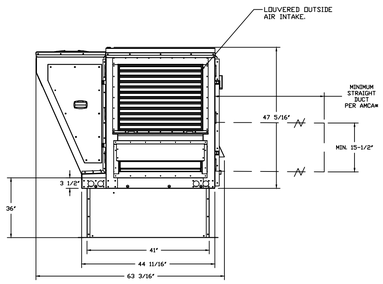
NOTES:
1. DO NOT OBSTRUCT OUTSIDE AIR INLET, OUTSIDE AIR COIL OR OUTSIDE AIR FAN.
2. ( ) DENOTES CORNER WEIGHT.
3. ROOF OPENING MUST BE 2" SMALLER THAN CURB DIMENSIONS IN BOTH DIRECTIONS.
4. CONNECTION FROM BREAKER TO UNITS SAFETY DISCONNECT SWITCH TO BE COPPER WIRE ONLY.
5. EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET.

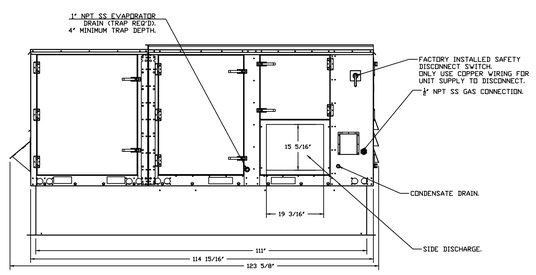
*NOTE: INTEGRAL CO2 MONITORING AND CONTROL CAPABILITIES FOR ALL SPACE MOUNTED THERMOSTATS.

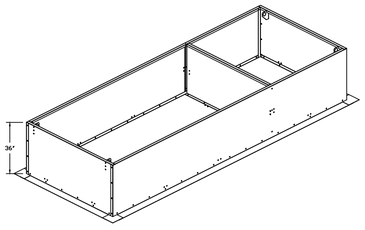
*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED RETURN STRAIGHT DUCT SIZE IS 29" x 10-1/2".

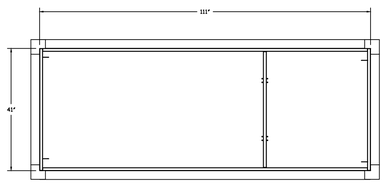








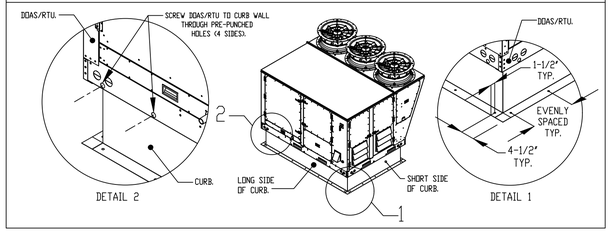


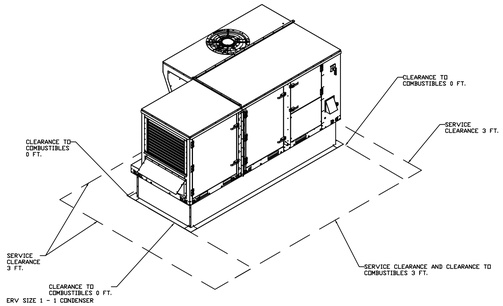


TYPICAL DOAS/RTU ROOF MOUNTING INSTALLATION INSTRUCTIONS

1. SECURE THE CURB TO THE ROOF FRAMING MEMBERS BY DRILLING 1/4" PILOT HOLES IN THE CURB FLANGES AT LOCATIONS SHOWN IN THE DIAGRAM BELOW. USING 3/8" X 2" ZINC PLATED STEEL LAG BOLTS, AND ZINC PLATED WASHERS, SCREW THROUGH THE CURB FLANGES AND INTO THE ROOF FRAMING MEMBERS. A MINIMUM OF (5) LAG BOLTS ON EACH SHORT SIDE, AND (7) LAG BOLTS ON EACH LONG SIDE IS REQUIRED.

2. SECURE THE UNIT BASE TO THE SIDE WALLS OF THE CURB USING (24) 1/4"-14 X 2" SELF-DRILLING, STEEL ZINC PLATED SCREWS. PRE-PUNCHED HOLES HAVE BEEN PROVIDED FOR EACH SCREW LOCATION.





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J2 PROJECT No: J21609
J2 DESIGN: NRP

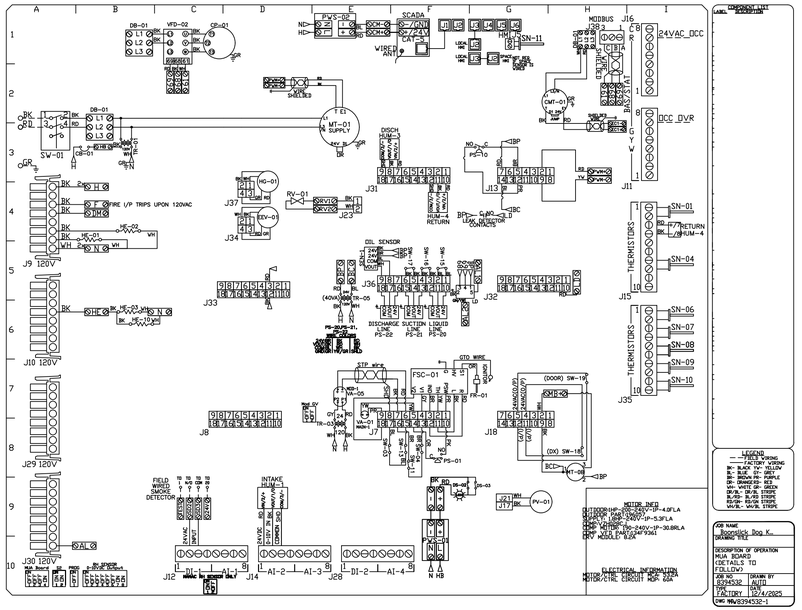
ISSUE TITLE	DATE
PERMIT SET	01-20-2026

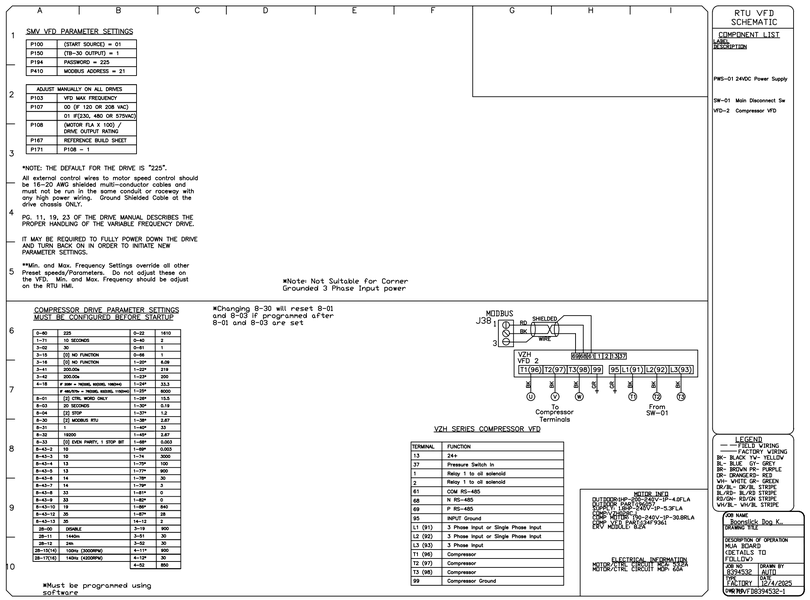
MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
New Dog Grooming Facility for Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, MO 65233

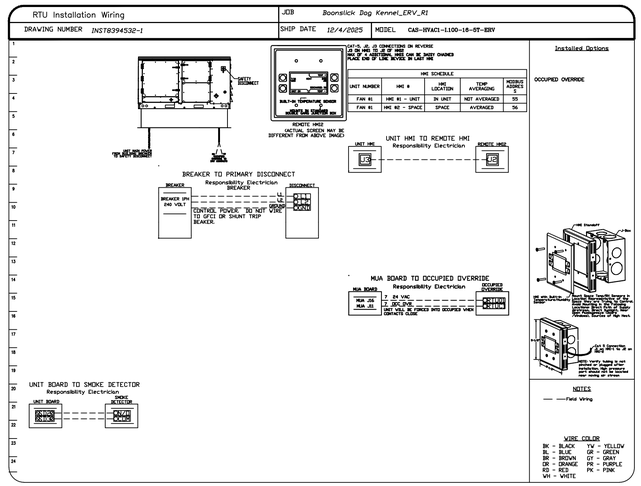
AHJ APPROVAL STAMP

SHEET TITLE
DOAS DETAILS & SCHEDULES 1

SHEET NUMBER
M602







James Watson, P.E. January 20, 2026
PE-2015017071
MO Certificate of Authority # 2018029680

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J2 PROJECT No:	J21609
J2 DESIGN:	NRP

ISSUE TITLE	DATE
PERMIT SET	01-20-2026

PREPARED FOR:
MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
New Dog Grooming Facility for Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, MO 65233

AHJ APPROVAL STAMP

SHEET TITLE
DOAS DETAILS & SCHEDULES 2

SHEET NUMBER
M603

POWER PLAN SYMBOL LEGEND

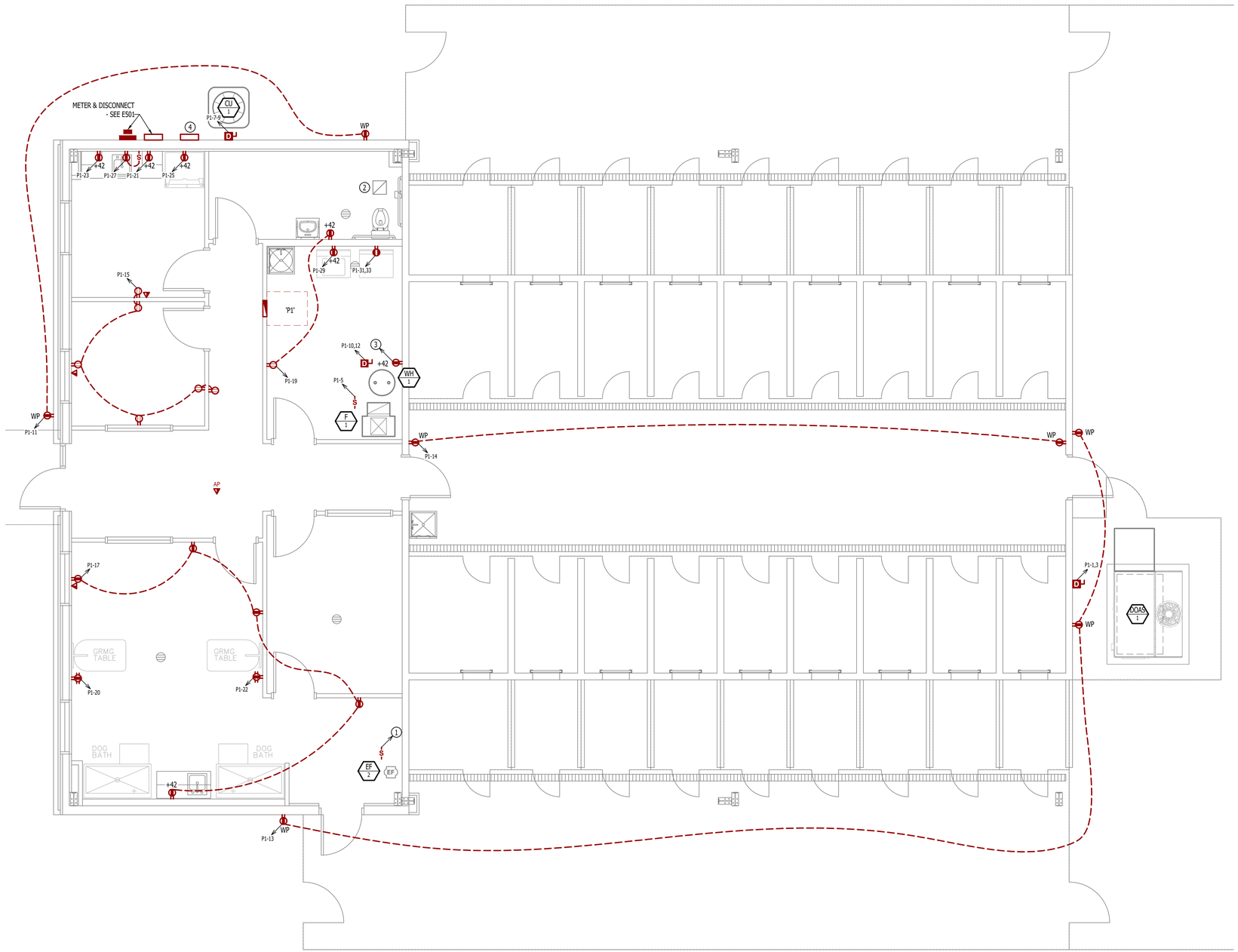
- CIRCUIT WIRING
- PX-XX — CIRCUIT TAG
- J — JUNCTION BOX
- XX +42 — RECEPTACLE
  - INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
  - "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- GFCI PROTECTED DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- DATA / PHONE JACK
  BOX WITH 1" CONDUIT & PULL STRING UP TO CEILING SPACE
  (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- AP — WIRELESS ACCESS POINT, CEILING MOUNTED
- D — DISCONNECT

POWER PLAN GENERAL NOTES:

1. REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

POWER PLAN KEY NOTES:

1. WIRE THRU LCP RELAY 2; CIRCUIT 'P1-35'.
2. WIRE EXHAUST FAN THRU RESTROOM LIGHT CIRCUIT - SEE EL101.
3. WIRE THRU LCP RELAY 3; CIRCUIT 'P1-16'.
4. LIFT STATION & PUMP CONTROLLER (NEMA 3R) AT THIS APPROXIMATE LOCATION. FEED FROM 'P1-2,4'.



POWER PLAN

SCALE: 1/4" = 1'-0"

STATE OF MISSOURI
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J2 PROJECT No:	J21609
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ISSUE TITLE	DATE
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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
New Dog Grooming Facility for Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, MO 65233

AHJ APPROVAL STAMP

SHEET TITLE
POWER PLAN

SHEET NUMBER
EP101

LIGHTING PLAN SYMBOL LEGEND

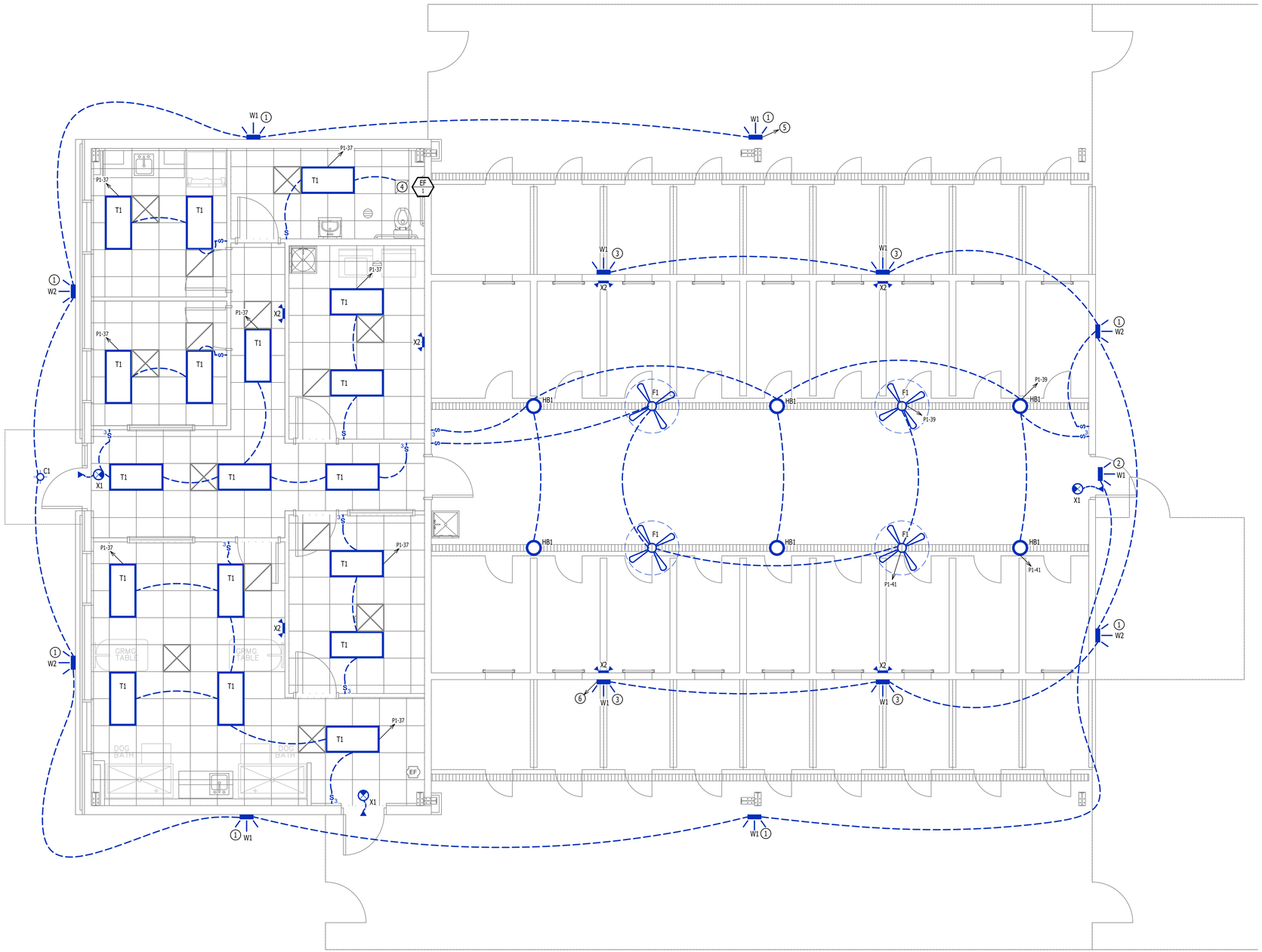
- X1 / ○ / EM / NL — "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE); LIGHTING FIXTURE; "EM" INDICATES EMERGENCY BATTERY BACKUP; "NL" INDICATES UN-SWITCHED NIGHT LIGHT
- EXIT LIGHT — INDICATES REQUIRED REMOTE HEAD
- EMERGENCY EGRESS LIGHT
- SWITCH (WALL MOUNTED) — SWITCH TYPE:
  - 3 = 3-WAY
  - 4 = 4-WAY

LIGHTING PLAN GENERAL NOTES:

1. REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL LIGHTING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.

LIGHTING PLAN KEY NOTES:

1. MOUNT AT 10' A.F.F.
2. MOUNT AT 8' A.F.F. CENTERED ABOVE DOOR.
3. MOUNT AT 7' A.F.F. (ON WALL UNDER OVERHANG).
4. WIRE 'EF-1' THRU RESTROOM LIGHTING CIRCUIT.
5. WIRE THRU LCP RELAY 1; CIRCUIT 'P1-41'.
6. WIRE THRU LCP RELAY 4; CIRCUIT 'P1-18'.



LIGHTING PLAN

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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
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1620 West Ashley Road
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AHJ APPROVAL STAMP

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
EL101

ELECTRICAL SPECIFICATIONS

1. GENERAL

1.1. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PIECES AND COMPONENTS TO PROVIDE A COMPLETE AND COMPLIANT ELECTRICAL SYSTEM UNLESS OTHERWISE NOTED ON PLANS.

1.2. THE ENTIRE ELECTRICAL SYSTEM SHALL BE CONTINUOUSLY GROUNDED. EVERY BRANCH CONDUIT SHALL INCLUDE A GREEN GROUND CONDUCTOR SIZED PER NEC.

1.3. ARC-FAULT CIRCUITS SHALL BE RUN WITH A DEDICATED NEUTRAL AS REQUIRED BY MANUFACTURER.

1.4. PROVIDE PERMANENT ARC-FLASH LABEL AFFIXED TO EVERY DISCONNECT AND PANEL.

1.5. PROVIDE TYPE WRITTEN PANEL SCHEDULE FOR EACH PANEL.

2. WORKMANSHIP

2.1. ALL ELECTRICAL SYSTEM COMPONENTS SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL/PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.

2.2. ALL ELECTRICAL DEVICES AND LIGHT FIXTURES SHALL BE INSTALLED IN A SAFE, FIRST-CLASS MANNER WITH ATTENTION GIVEN TO OVERALL AESTHETICS.
CARE SHOULD BE TAKEN TO ALLOW FOR FUTURE REPLACEMENT AND ACCESS FOR SERVICE.

3. MATERIALS

3.1. CONDUIT & CONDUCTORS

3.1.1. ALL CONDUCTORS SIZES INDICATED ARE COPPER UNLESS NOTED OTHERWISE ON PLANS.

3.1.2. ABOVE GRADE CONDUCTORS SHALL BE TYPE THHN.
BELOW GRADE CONDUCTORS SHALL BE TYPE XHHW-2.

3.1.3. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG UNLESS NOTED OTHERWISE. 120-VOLT, 20-AMP CIRCUITS WITH CONDUCTOR LENGTHS GREATER THAN 100' SHALL BE #10 AWG MINIMUM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MEASURING ACTUAL CONDUCTOR LENGTH AND INCREASING CONDUCTOR SIZE TO COMPENSATE FOR VOLTAGE DROP AS REQUIRED BY NEC.

3.1.4. RIGID GALVANIZED OR SCHEDULE 40 PVC CONDUIT SHALL BE USED FOR SERVICE WIRING, BELOW GRADE INSTALLATIONS, OR WHERE EXPOSED TO WEATHER.

3.1.5. IN APPLICATIONS OTHER THAN THOSE LISTED IN 3.1.4, EMT OR MC CABLE IS ACCEPTABLE. WHERE CONDUCTORS ARE PROTECTED FROM DAMAGE, ENCLOSED IN BUILDING MATERIALS, AND CONSTRUCTION IS OF A PERMITTED TYPE, NM CABLE MAY BE USED.

3.1.6. FOR CAST-IN-PLACE CONCRETE, TILT-UP WALL CONSTRUCTION, OR PRE-MANUFACTURED WALL SYSTEMS, COORDINATE EXACT LOCATIONS OF ALL DEVICES WITHIN WALLS WITH WALL SUPPLIER. CONDUIT EMBEDDED IN WALLS SHALL BE SCHEDULE 80 PVC OR LFMC, OR OTHER SYSTEM APPROVED BY WALL MANUFACTURER.

3.1.7. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES, VERIFY COLOR WITH ARCHITECT/OWNER.

3.2. DEVICES

3.2.1. CONTRACTOR TO PROVIDE J-BOXES, COVER PLATES, AND ANY ACCESSORIES REQUIRED TO PROVIDE A COMPLETE SYSTEM. SEE ARCHITECTURAL PLANS FOR DEVICE COLORS.

3.2.1. DUPLEX RECEPTACLES SHALL BE TAMPER RESISTANT, 20-AMP, EQUAL TO LEVITON #TBR-20.

3.2.2. SINGLE POLE TOGGLE WALL SWITCHES SHALL BE EQUAL TO LEVITON CS120-2.
THREE-WAY TOGGLE WALL SWITCHES SHALL BE EQUAL TO LEVITON CS320-2.

3.2.3. DIMMER SWITCHES SHALL BE TESTED WITH FIXTURES AND LAMPS FOR COMPATIBILITY. SEE LIGHTING PLANS FOR DETAILS.

3.2.4. WHERE GFCI PROTECTION IS SHOWN ON PLANS AND UNLESS OTHERWISE NOTED, PROVIDE A LISTED GFCI-PROTECTED RECEPTACLE WHERE THE RECEPTACLE IS ACCESSIBLE ON PLANS. IF THE RECEPTACLE LOCATION IS NOT ACCESSIBLE AS DEFINED BY NEC, PROVIDE GFCI PROTECTION AT CIRCUIT BREAKER.

3.2.5. DO NOT INSTALL OCCUPANCY/VACANCY SENSORS WITHIN 48" OF HVAC DIFFUSERS/GRILLES OR SIMILAR OBSTRUCTION THAT MAY AFFECT SENSOR FUNCTIONALITY. ALL SENSORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

3.2.6. ALL APPLICABLE SWITCHES, RECEPTACLES, CONTROLS, ETC. SHALL BE MOUNTED AT ADA-ACCESSIBLE HEIGHTS.

3.2.7. WIRING DEVICES SHOWN ON PLANS NEXT TO ONE ANOTHER SHALL UTILIZE A SINGLE COVER PLATE UNLESS NOTED OTHERWISE.

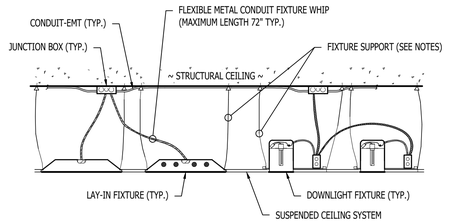
3.2.8. WIRING DEVICES SHOWN BACK-TO-BACK ON EACH SIDE OF A WALL SHALL BE OFFSET TO REDUCE SOUND TRANSMISSION.

3.2.9. EACH RECEPTACLE COVER SHALL BE NEATLY AND LEGIBLY LABELED WITH CORRESPONDING PANEL AND CIRCUIT NUMBER FOR CIRCUIT IDENTIFICATION.

4. EMERGENCY LIGHTING

4.1. BRANCH CIRCUIT FEEDING EMERGENCY FIXTURE(S) SHALL BE SAME BRANCH CIRCUIT AS THAT SERVING NORMAL LIGHTING IN SAME AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

4.2. EMERGENCY LIGHTING SYSTEM SHALL PROVIDE 1FC AVERAGE AND 0.1FC MINIMUM ALONG EGRESS PATHS. ADJUST ANY EMERGENCY FIXTURES AS NECESSARY TO PROVIDE PROPER ILLUMINATION WITHOUT OBSTRUCTION FROM FURNITURE OR OBSTACLES.



NOTES:
1. FOR LAY-IN CEILINGS: MINIMUM TWO 2.5mm (0.1") (#10 AWG) GALVANIZED STEEL WIRES AT DIAGONAL CORNERS (WITHIN 100mm (4") OF FIXTURE CORNER) DIRECTLY FROM STRUCTURE.
2. FOR DOWNLIGHTS: MINIMUM ONE 2.5mm (0.1") (#10 AWG) WIRE FROM STRUCTURE.

TYP. LIGHT FIXTURE INSTALLATION DETAIL

LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTAGE	WATTS	NOTES
C1	HALO	SMX6RLSFSD2W	6" LED SURFACE CAN (EXTERIOR)	SURFACE	1200	4000	90	120	14	
F1	CANARM	CP56DW11N	CEILING FAN	SURFACE	-	-	-	120	70	WITH WALL CONTROL & DOWNROD
HB1	METALUX	UHBS-1218-MV-L84050-U	LED HIGH BAY	CEILING HUNG	13134	4000	90	120	82	HANG AT 11' A.F.F.
T1	METALUX	24CGTS-L3C3	2x4 LED FLAT PANEL	ACT GRID	4243	3500	80	120	29	
W1	LUMARK	AXCS1A	LED WALL PACK	WALL	1,786	4000	80	120	12	
W2	LUMARK	AXCS5A	LED WALL PACK	WALL	6,348	4000	80	120	45	
X1	SURE LITES	APCH7RG WITH APWR2	INTR EXIT LIGHT WITH EXTR RMT HD	CEILING	-	-	-	UNV	1	WITH RED LETTERS
X2	SURE LITES	SEL25	EMERGENCY EGRESS LIGHT	WALL	-	-	-	UNV	1	MOUNT AT 8' A.F.F.

NOTES:
1. VERIFY LIGHT FIXTURE FINISHES WITH OWNER / ARCHITECT PRIOR TO INSTALLATION.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING TYPES THROUGHOUT. COORDINATE EXACT MOUNTING DETAILS WITH GENERAL CONTRACTOR.

PANEL 'P1' SCHEDULE

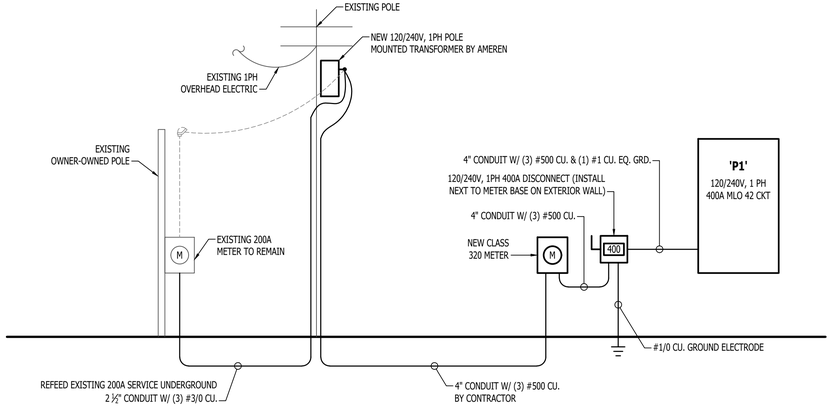
PANEL SPECIFICATIONS			TOTAL CONNECTED LOAD
VOLTAGE: 120/240V 1-PH	NEMA RATING: 1		PHASE "A" LOAD: 275.5 AMPS
AMPACITY: 400A MLO	PANEL MOUNTING: RECESSED		PHASE "B" LOAD: 257.7 AMPS
AIC-RATING: 14kA			

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	DOAS-1	60-2	53.2	A	80	100-2	GRINDER PUMPS (DUPLEX)	2
3	\	\	53.2	B	80	\	\	4
5	F-1	20-1	10	A			SPARE	6
7	CU-1	30-2	21	B			SPARE	8
9	\	\	21	A	37.5	50-2	WATER HEATER 'WH-1'	10
11	EXTERIOR RECEPTS	20-1	3	B	37.5	\	\	12
13	EXTERIOR RECEPTS	20-1	4.5	A	3	20-1	KENNEL RECEPTS	14
15	OFFICE RECEPTS	20-1	8	B	1	20-1	HOT WATER RECIRC PUMP 'RP'	16
17	GROOMING RECEPTS	20-1	6	A	3	20-1	KENNEL / YARD LIGHTS	18
19	RESTROOM / MECH RECEPTS	20-1	3	B	3	20-1	GROOMING TABLE	20
21	BREAKROOM COUNTER	20-1	1.5	A	3	20-1	GROOMING TABLE	22
23	MICROWAVE	20-1	10	B		20-1	SPARE	24
25	REFRIGERATOR	20-1	8	A		20-1	SPARE	26
27	GARBAGE DISPOSAL	20-1	5	B		20-1	SPARE	28
29	WASHER	20-1	10	A		20-1	SPARE	30
31	DRYER	30-2	20	B		20-1	SPARE	32
33	\	\	20	A			OPEN	34
35	EF-2	20-1	3	B			OPEN	36
37	OFFICE LIGHTING	20-1	10	A			OPEN	38
39	KENNEL LIGHTING	20-1	10	B			OPEN	40
41	EXTERIOR LIGHTING	20-1	4.8	A			OPEN	42

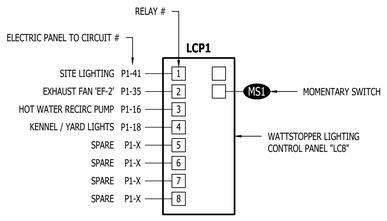
NOTES:
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
B: ELECTRICIAN SHALL VERIFY EXACT EQUIPMENT OVERCURRENT PROTECTION REQUIREMENTS PRIOR TO PURCHASE & INSTALLATION OF EQUIPMENT.
C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

POWER RISER GENERAL NOTES:

1. FIELD VERIFY EXACT EQUIPMENT LOCATIONS PRIOR TO BEGINNING WORK.
2. ELECTRICAL EQUIPMENT AIC RATING CALCULATED BASE ON THE FOLLOWING:
2.1. TRANSFORMER: 75 kVA X-PH; 3.5% Z; APPROXIMATELY WHERE SHOWN ON PLANS.
2.2. ELECTRICAL PANEL LOCATIONS INSTALLED APPROXIMATELY WHERE SHOWN ON PLANS.
2.3. ELECTRICAL CONTRACTOR TO FIELD VERIFY FINAL EQUIPMENT LOCATIONS AND PERFORM ADDITIONAL AIC RATING CALCULATIONS IF NECESSARY.
2.4. CONTRACTOR TO PERMANENTLY LABEL ALL SWITCHGEAR WITH CALCULATED AIC-RATINGS.



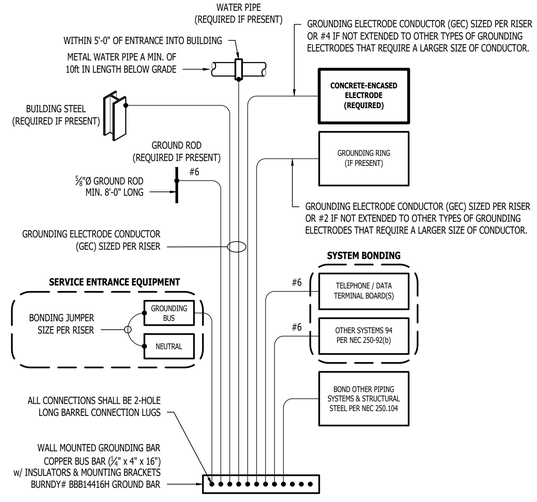
POWER RISER



LIGHTING CONTROL PANEL SCHEDULE

RELAY #	OVERRIDE SWITCH	OPERATIONAL SCHEDULE
1	NO	ON DURING NIGHT TIME HOURS
2	NO	ON DURING OCCUPIED HOURS
3	NO	ON DURING OCCUPIED HOURS
4	YES	ON DURING EVENING HOURS
5	-	-
6	-	-
7	-	-
8	-	-

LIGHTING CONTROL PANEL



TYPICAL GROUNDING & BONDING DETAIL

STATE OF MISSOURI
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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
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1620 West Ashley Road
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AHJ APPROVAL STAMP

SHEET TITLE
ELECTRICAL DETAILS & SCHEDULES

SHEET NUMBER
E501

SANITARY SEWER PLAN SYMBOL LEGEND

- SANITARY SEWER PIPING
- VENT PIPING
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

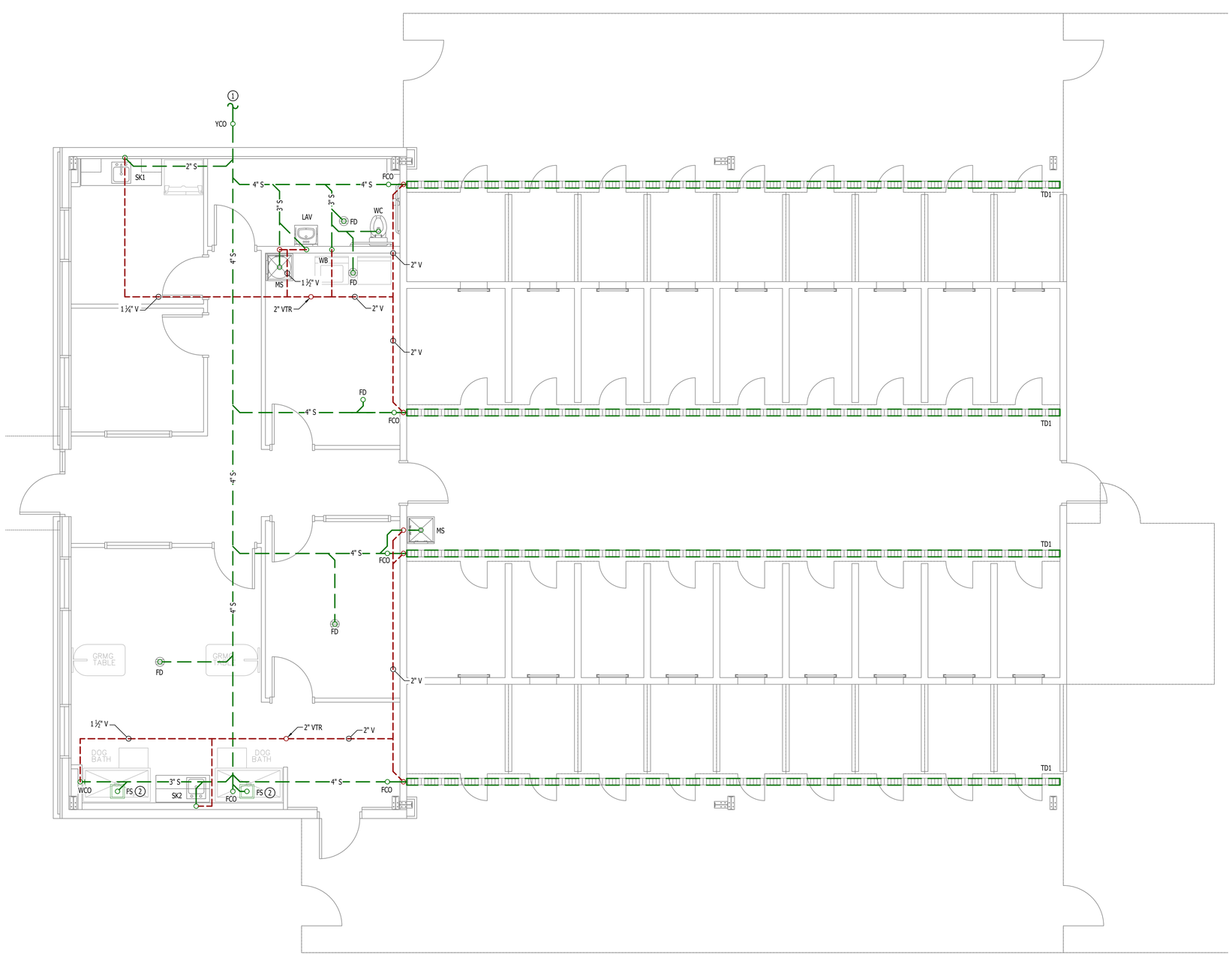
SANITARY SEWER PLAN GENERAL NOTES:

1. REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

SANITARY SEWER PLAN KEY NOTES:

(1) SEE MEP2 FOR CONTINUATION.

(2) DISCHARGE DOG BATH 'DB' INTO FLOOR SINK. INSTALL PER MANUFACTURERS RECOMMENDATION.



SANITARY SEWER PLAN

SCALE: 1/4" = 1'-0"

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SHEET TITLE
SANITARY SEWER PLAN

SHEET NUMBER
PS101

WATER & GAS PLAN SYMBOL LEGEND

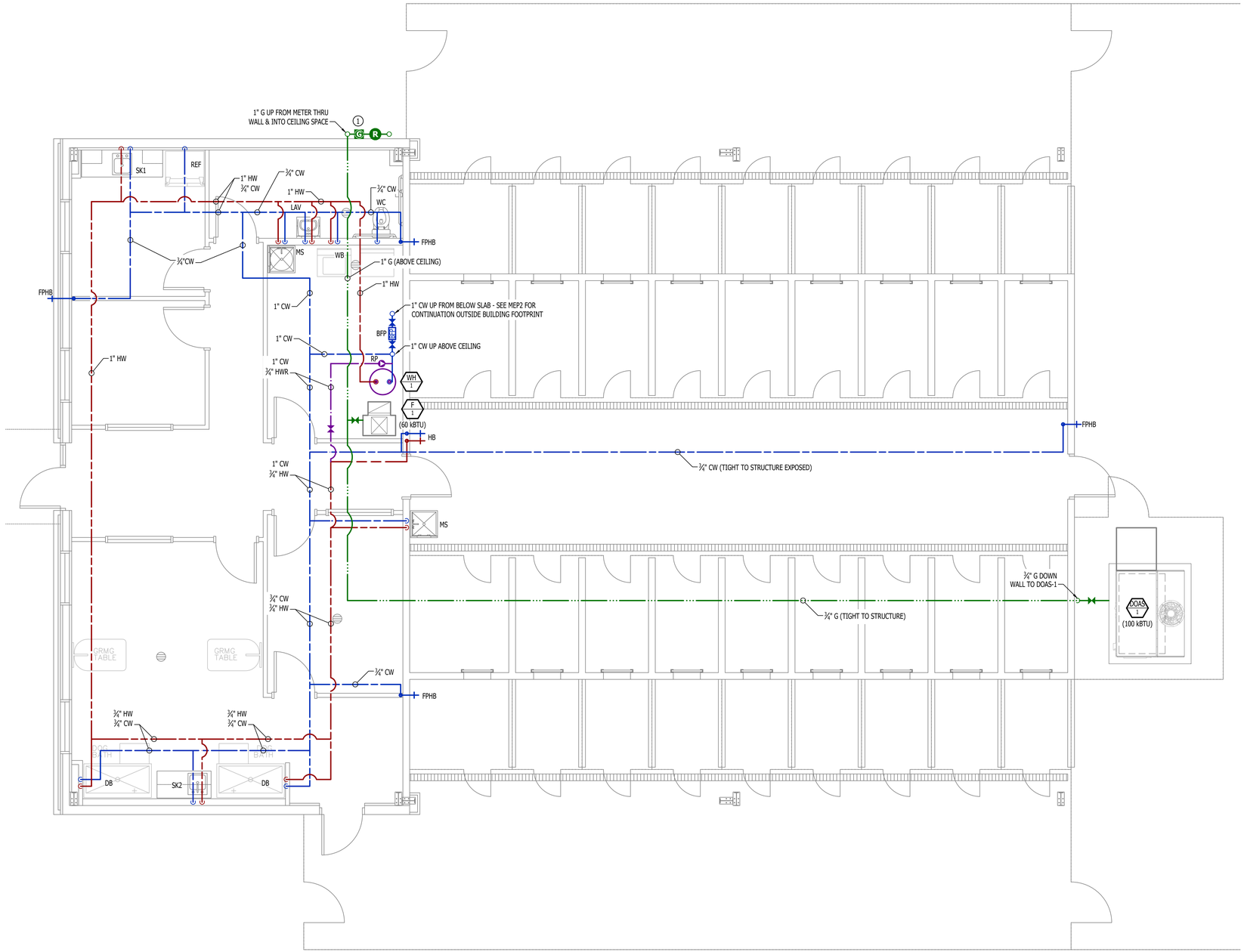
- COLD WATER LINE
- HOT WATER LINE
- HOT WATER RECIRCULATION LINE
- (M) WATER METER
- VALVE
- PUMP
- GAS LINE
- (G) GAS METER
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

WATER & GAS PLAN GENERAL NOTES:

1. REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ALL WATER LINES TO RUN ABOVE CEILING UNLESS NOTED OTHERWISE.

WATER & GAS PLAN KEY NOTES:

(1) NEW GAS SERVICE. DELIVERY PRESSURE = 7-11" W.C. TOTAL LOAD = 160 kBTU. COORDINATE ALL DETAILS WITH AMEREN.



WATER & GAS PLAN

SCALE: 1/4" = 1'-0"

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WATER & GAS PLAN

SHEET NUMBER

PW101

PLUMBING SPECIFICATIONS

1. GENERAL

1.1. PLUMBING CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL ESCUTCHEONS, ½ TURN STOPS, P-TRAPS, AND SUPPLY LINES TO PROVIDE A COMPLETE SYSTEM AT EACH FIXTURE INDICATED ON PLANS UNLESS NOTED OTHERWISE.

1.2. ALL PLUMBING SYSTEMS SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL/PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.

1.3. COORDINATE ALL PIPING INSTALLATIONS WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THRU STRUCTURAL ELEMENTS AS NECESSARY, VERIFY WITH STRUCTURAL ENGINEER.

1.4. VERIFY ALL UTILITY CONNECTION POINTS WITH PROPOSED PLUMBING LAYOUTS PRIOR TO BEGINNING WORK.

1.5. CLEAN ALL PLUMBING FIXTURES AND CHANGE FAUCET AERATORS AND SINK STRAINERS AT PROJECT COMPLETION PRIOR TO TURNING OVER TO OWNERSHIP.

2. EQUIPMENT / FIXTURES

2.1. ALL EQUIPMENT AND/OR FIXTURES MUST MEET OR EXCEED THE PERFORMANCE, FUNCTIONAL INTENT, AND AESTHETICS AS MODELS SPECIFIED ON PLANS. WHERE SPECIFIC MANUFACTURERS AND/OR MODELS ARE INDICATED ON PLANS OR WITHIN SCHEDULES, CONTRACTOR TO PROVIDE MODEL INDICATED OR APPROVED EQUAL. VERIFY SUBSTITUTION APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF EQUIPMENT.

2.2. CONTRACTOR TO SUPPLY SUBMITTALS FOR ALL EQUIPMENT FOR REVIEW BY ARCHITECT AND ENGINEER. FORMAL APPROVAL SHALL BE RECEIVED BY CONTRACTOR PRIOR TO EQUIPMENT PURCHASE.

2.3. CONTRACTOR TO SHARE APPROVED EQUIPMENT SUBMITTALS WITH ANY PERTINENT ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTORS WITHIN TWO WEEKS OF RECEIVING APPROVED SUBMITTALS FROM ARCHITECT/ENGINEER.

3. SANITARY

3.1. BELOW AND ABOVE GRADE WASTE AND VENT PIPING IN BUILDING TO BE SOLID CORE SCHEDULE 40 PVC LISTED FOR DWV APPLICATIONS.

3.2. NO WASTE OR VENT PIPING INSTALLED BELOW GRADE SHALL BE SMALLER THAN 2".

3.3. MINIMUM SLOPES FOR WASTE PIPING (UNLESS NOTED OTHERWISE ON PLANS):

3.3.1. 2 ½" OR LESS DIAMETER: ¼" PER FOOT

3.3.2. 3" TO 6" DIAMETER: ⅛" PER FOOT

3.3.3. 8" OR LARGER DIAMETER: 1/16" PER FOOT

3.4. ACCESSIBLE FULL PIPE SIZE CLEANOUTS SHALL BE PROVIDED & INSTALLED ON BUILDING SANITARY LINES AT LOCATIONS SHOWN ON PLANS, AT INTERVALS OF NO MORE THAN 100', AT EVERY CHANGE IN DIRECTION GREATER THAN 45°, AND AT THE BASE OF EACH WASTE STACK.

3.5. WASTE AND VENT PIPING IN PLENUMS SHALL BE CAST IRON, PLENUM-RATED CPVC, OR PVC WITH AN INSULATION WRAP LISTED FOR USE AS SUCH AN ASSEMBLY.

3.6. ALL VENT PIPE TERMINATIONS SHALL BE LOCATED EITHER 10' HORIZONTALLY OR 3' ABOVE MECHANICAL AIR INTAKE LOCATIONS. TERMINATIONS SHALL NOT BE INSTALLED UNDER ANY OPERABLE BUILDING OPENING OR OPERABLE ADJACENT BUILDING OPENING. CONTRACTOR TO OFFSET VENT PIPING AS NECESSARY TO MEET THESE REQUIREMENTS.

4. DOMESTIC WATER

4.1. ALL DOMESTIC WATER PIPING TO BE EITHER COPPER OR PEX, SHALL CONFORM TO NSF 61 AND BE LISTED FOR USE IN POTABLE WATER SYSTEMS.

4.1.1. WHERE PEX PIPING IS USED, IT SHALL BE INCREASED ONE PIPE SIZE FROM WHAT IS INDICATED ON PLANS FOR ALL PORTIONS OF DISTRIBUTION SYSTEM.

4.1.2. PEX-A MAY BE INSTALLED AT SIZES INDICATED ON PLANS ONLY IF AN ENGINEERED PLAN IS SUBMITTED SHOWING ACCEPTABLE PRESSURE DROPS AND FLUID VELOCITIES, APPROVAL MUST BE GRANTED PRIOR TO PURCHASE AND INSTALLATION.

4.1.3. COPPER WATER PIPING BELOW GRADE SHALL BE TYPE "K". BELOW GRADE JOINTS SHALL BE SILVER SOLDERED. THERE SHALL BE NO JOINTS IN WATER PIPING LOCATED BENEATH BUILDING SLAB.

4.1.4. COPPER WATER PIPING ABOVE GRADE SHALL BE TYPE "L".

4.2. PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK-CLOSE VALVES. FIXTURES REQUIRING WATER HAMMER ARRESTORS INCLUDE BUT ARE NOT LIMITED TO FLUSH VALVES, SENSOR FAUCETS, AND WASHING MACHINE BOXES. AIR CHAMBERS SHALL NOT BE PERMITTED.

4.3. ALL DOMESTIC WATER PIPING SHALL BE ROUTED WITHIN BUILDING THERMAL ENVELOPE AND WITHIN WALL CAVITIES, ABOVE FINISHED CEILINGS, OR BELOW SLAB TO REMAIN CONCEALED UNLESS OTHERWISE NOTED. NOTIFY ENGINEER OF ANY NECESSARY ADJUSTMENTS THAT REQUIRE PIPING TO BE EXPOSED.

4.4. DOMESTIC WATER PIPING INSULATION

4.4.1. ALL HW & HWR PIPING, WHETHER COPPER OR PEX, SHALL BE INSULATED WITH PLENUM RATED CLOSED CELL ELASTOMERIC INSULATION.

4.4.1.1. FOR PIPING LESS THAN 1½", INSULATION THICKNESS TO BE 1".

4.4.1.2. FOR PIPING 1½" OR GREATER, INSULATION THICKNESS SHALL BE 1½".

4.4.2. CW COPPER PIPING TO INSULATED WITH ½" PLENUM RATED CLOSED CELL ELASTOMERIC INSULATION. CW PEX NEED NOT BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.

5. GAS PIPING

5.1. GAS PIPING SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.

5.2. QUARTER-TURN FULL-PORT SHUTOFF VALVES SHALL BE INCLUDED AT EACH APPLIANCE CONNECTION, AS WELL AS AN IN-LINE REGULATOR FROM DELIVERY PRESSURE TO APPLIANCE OPERATING PRESSURE IF REQUIRED. INCLUDE SEDIMENT TRAPS PER IFGC REQUIREMENTS.

5.3. NATURAL GAS AND LIQUID PROPANE (LP) PIPING TO SHALL BE SCHEDULE 40 BLACK STEEL.

5.4. PIPE JOINTS SHALL BE THREADED WITH CLASS 150 FITTINGS, OR WELDED. NOTIFY OWNER/GC OF ANY NECESSARY HOT-WORK ASSOCIATED WITH WELDED CONNECTIONS.

5.5. WHERE PIPING IS EXPOSED ON EXTERIOR FACE OF BUILDING, PAINT TO MATCH BUILDING. PAINT YELLOW IN ALL OTHER LOCATIONS.

5.6. ON ROOFTOPS, INSTALL GAS PIPE WITH "ROOFTOP BLOX" PER MANUFACTURER'S INSTRUCTION.

PLUMBING CONNECTION SIZING SCHEDULE

FIXTURE		SANITARY PIPING		SUPPLY PIPING	
TYPE	TYPICAL ABBREVIATION	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION
DRINKING FOUNTAIN	DF	1-1/2"	1-1/4"	1/2"	-
FLOOR DRAIN	FD	3"	2"	-	-
HAND / HAIR SINK	HS / SK	2"	1-1/4"	1/2"	1/2"
HOSE BIBB	HB	-	-	3/4"	-
LAVATORY	LAV	1-1/2"	1-1/4"	1/2"	1/2"
MOP SINK	MS	3"	1-1/2"	1/2"	1/2"
ICE MAKER OUTLET BOX	REF	-	-	1/2"	-
SHOWER	SH	3"	1-1/2"	1/2"	1/2"
URINAL	UR	2"	1-1/4"	3/4"	-
WATER CLOSET (FLUSH TANK)	WC	3"	2"	1/2"	-
WATER CLOSET (FLUSH VALVE)	WC	3"	2"	1"	-

NOTES:

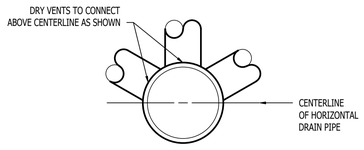
1. SIZES SHOWN ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE ON PLANS

PLUMBING FIXTURE SCHEDULE

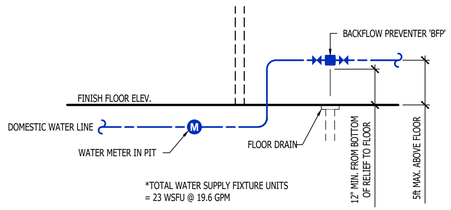
TAG	DESCRIPTION	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	NOTES
BFP	BACKFLOW PREVENTER	WILKINS	975XL2	RPZ - 1"
DB	DOG BATH	-	-	SELECTED BY OWNER - PROVIDED & INSTALLED BY CONTRACTOR
EXP	EXPANSION TANK	WATTS	PLT-5	
FCO	FLOOR CLEANOUT	ZURN	1400	
FD	FLOOR DRAIN	ZURN	Z415-BZ	WITH Z1072 TRAP SEAL
FPHB	FROST PROOF HOSE BIB	WOODFORD	MODEL 67	
FS	FLOOR SINK	SIOUX CHIEF	861-3P2	WITH STAINLESS MESH DEBRIS BASKET '861-UM'
HB	HOSE BIB	WOODFORD	122	
LAV	LAVATORY (WALL HUNG W/MANUAL FAUCET)	AMERICAN STANDARD	0355.012	WITH ZURN Z81104-XL FAUCET, 1/4 TURN STOPS, BRAIDED STAINLESS STEEL SUPPLIES, AND TRUBRO LAV GUARD 2
MS	MOP SINK	FIAT	MSB2424	WITH ZURN Z843M1 FAUCET WITH WALL HOOK
REF	REFRIGERATOR BOX	SIOUX CHIEF	696-G1000	
RP	RECIRCULATION PUMP	GRUNDFOS	UP10-16 AUTO	
SK1	SINGLE COMPARTMENT SINK (22x19x7)	ELKAY	LR2219	WITH TWO HANDLED ZURN Z871C4-XL FAUCET AND INSINKERATOR BADGER 1 DISPOSAL WITH POWER CORD
SK2	SINGLE COMPARTMENT SINK (22x19x7)	ELKAY	LR2219	WITH TWO HANDLED ZURN Z871C4-XL FAUCET
TD1	TRENCH DRAIN	JAY R SMITH	9930	9930 SERIES ENVIRO-FLO II DRAIN SYSTEM WITH 9870-451-SSPA STAINLESS STEEL PERFORATED GRATE & 9930 DOME BOTTOM STRAINER STAINLESS STEEL AT OUTLET
WB	WASHER BOX	OATEY	38529	WASHER BOX W/ 1/4 TURN VALVES
WC	WATER CLOSET - ADA HEIGHT - TANK	AMERICAN STANDARD	215AA.004	WITH CHURCH 7200SLEC SEAT AND COVER, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WCO	WALL CLEAN OUT	-	-	SEE DETAIL THIS SHEET
WH	WATER HEATER	A.O. SMITH	DRE-52-9	50 GALLON, 240V, 9 kW
YCO	YARD CLEAN OUT	ZURN	Z1400	

NOTES:

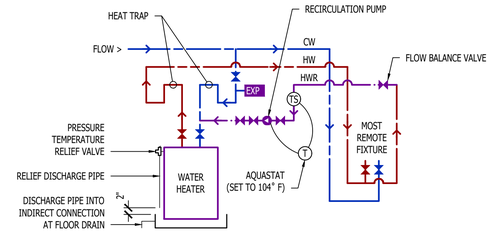
1. VERIFY NECESSARY FIXTURES MEET ADA REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION.
2. VERIFY FIXTURE FINISHES WITH OWNER / ARCHITECT.



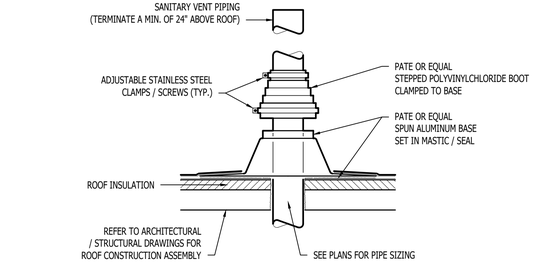
DRY VENT DETAIL



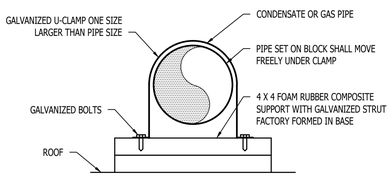
WATER RISER DETAIL



HOT WATER RECIRCULATION DETAIL



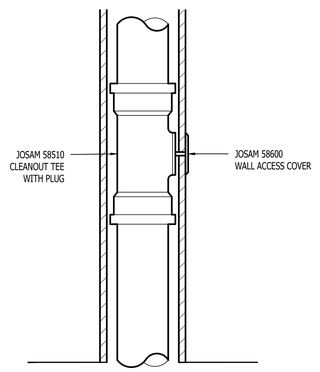
SANITARY VENT THRU ROOF DETAIL



STEEL PIPE NOMINAL SIZE OF PIPE (IN.)	SPACING OF SUPPORTS (FT.)
½"	6
¾" OR 1"	8
1 ¼" OR LARGER (HORIZONTAL)	10

NOTE:
INSTALL SUPPORTS ACCORDING TO NATIONAL FUEL GAS CODE 2015 EDITION

PIPE SUPPORT DETAIL

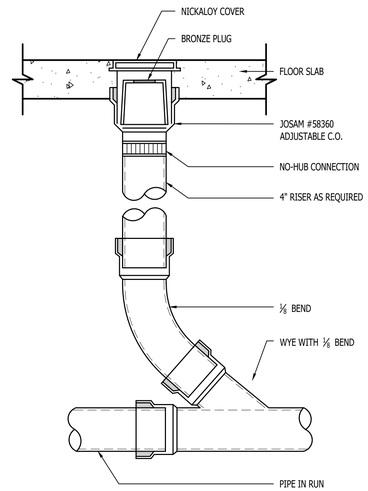


NOTES:

1. PROVIDE AT BASE OF EACH MULTIPLE FIXTURE STACK
2. REQUIRED ON STORM DOWNSPOUTS
3. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH IN

WALL CLEANOUT DETAIL

(STORM AND SANITARY)



INTERIOR C.O. DETAIL

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. January 20, 2026
PE-2015017071
MO Certificate of Authority # 2018029680

J-SQUARED ENGINEERING
2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No: J21609
J2 DESIGN: NRP

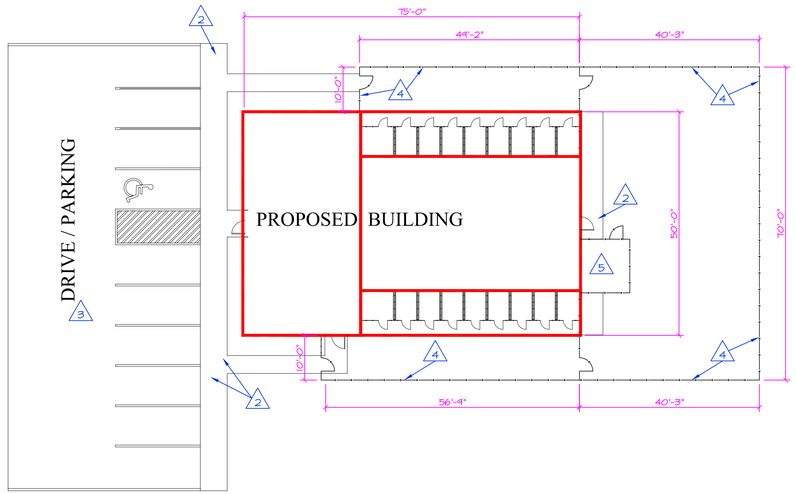
ISSUE TITLE	DATE
PERMIT SET	01-20-2026

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
New Dog Grooming Facility for Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, MO 65233

AHJ APPROVAL STAMP

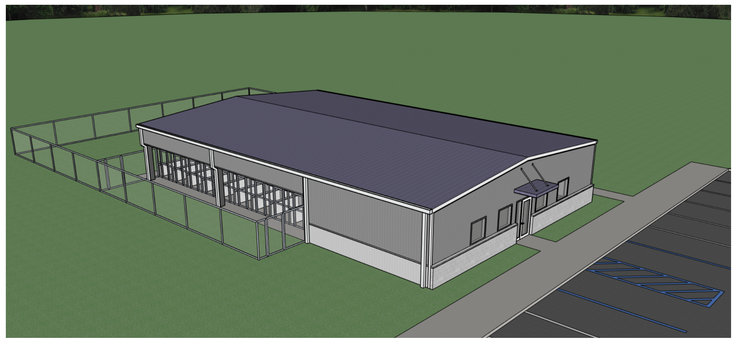
SHEET TITLE
PLUMBING DETAILS & SCHEDULES

SHEET NUMBER
P501

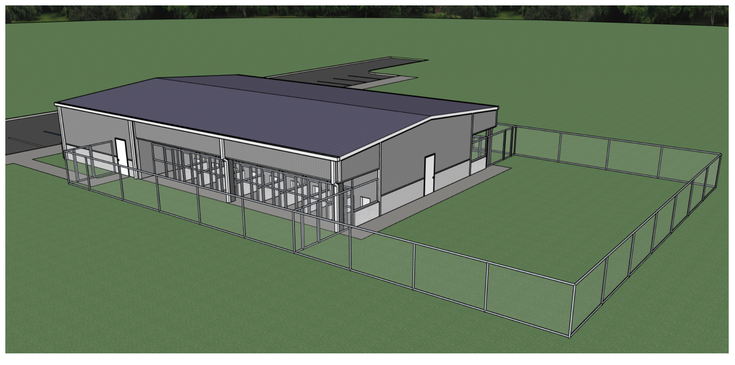


SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: ARCHITECTURAL SITE PLAN IS SCHEMATIC. SEE CIVIL PLANS SUBMITTED TO THE CITY OF BOONVILLE FOR MORE DETAIL.









CONCEPTUAL RENDERINGS - NO SCALE

NOTES
ARCHITECTURAL SITE PLAN NOTES

1. PARKING, WALKS AND PAVING LAYOUT SHOWN ON THIS PLAN ARE SCHEMATIC. SEE CIVIL PLANS FOR MORE DETAIL.
2. EXTERIOR CONCRETE WALKS & PATIOS - 4" THICK CONCRETE PER CIVIL PLANS. SEE CIVIL PLANS FOR REQUIREMENTS.
3. PARKING AREA DRIVE PAVING - PER CIVIL PLANS. SEE CIVIL PLANS FOR REQUIREMENTS.
4. NEW SECURITY FENCING AND GATES - INSTALL NEW 6' HIGH SECURITY FENCE IN LOCATIONS AS SHOWN ON ARCHITECTURAL SITE PLAN, THIS SHEET. FENCE TO HAVE TOP AND BOTTOM RAILS. APPROXIMATELY 280+/- LF OF REQUIRED FENCE ON SITE. PROVIDE LOCKABLE GATES AS INDICATED ON ARCHITECTURAL SITE PLAN THIS SHEET. (4) SWING GATE - SINGLE - 4' WIDE - AT SIDEWALKS. 4 TOTAL REQUIRED.
5. CONCRETE PAD FOR DOAS UNIT - PROVIDE AND INSTALL A CONCRETE PAD FOR NEW UNIT. SIZE AS REQUIRED FOR ACTUAL UNIT. PAD TO BE MIN. OF 6" THICK. COORDINATE ALL ROUGH-INS FOR CONDUITS, ETC. WITH ELECTRICAL CONTRACTOR. SEE CIVIL AND MEP PLANS FOR ADDITIONAL INFORMATION. PROVIDE 5' HIGH CHAIN LINK FENCE WITH 3' WIDE GATE AROUND UNIT. SIZE TO BE 11' X 12' OR AS REQUIRED. ACTUAL SIZE TO BE ADJUSTED AS REQUIRED TO ACCOMMODATE UNITS AND CLEARANCES.
6. DOWNSPOUTS - SEE PLAN, THIS SHEET AND EXTERIOR ELEVATIONS FOR LOCATIONS. DOWNSPOUTS TO BE SHEET METAL AND TO DISCHARGE BELOW GRADE INTO MIN. 4" HDPE LATERAL VIA BLACK 8" HDPE/PVC CAP (ADS OR EQUAL) CUT TOP OF CAP FOR SNUG FIT TO DOWNSPOUT METAL - LEAVE UNGLUED SO THAT CAP CAN BE SLID UP FOR CLEAN OUT ACCESS. TIE D.S. LATERALS INTO BUILDING STORM SEWER LINES - SEE PLAN , THIS SHEET FOR LOCATIONS - SEE CIVIL PLANS FOR LOCATION OF SITE STORM SEWERS AND DISCHARGE AREAS. DOWNSPOUTS THAT ARE NOT CONNECTED TO THE STORM SYSTEM ARE TO HAVE CONCRETE SPLASH BLOCKS.
7. CONTRACTOR TO FINISH GRADE, SEED AND STRAW ALL AREAS ADJACENT TO BUILDING AND DISTURBED BY CONSTRUCTION. ALSO SEE CIVIL PLANS.

STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT

EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT
ISSUE DATE: January 20, 2026

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MISSOURI ARC-000588
EXP. 12/31/27

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PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.

1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

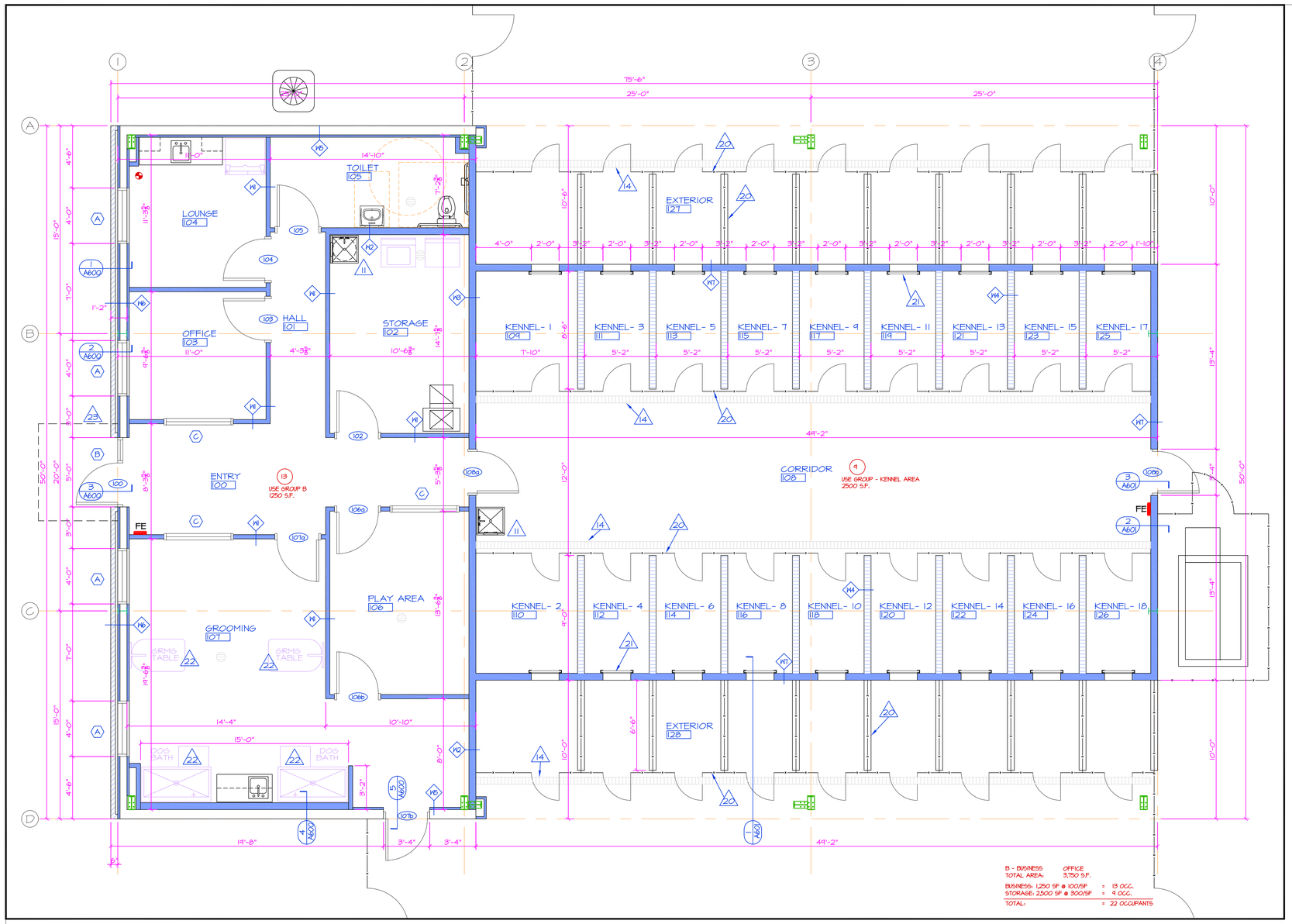
ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO. pba-2527

PROJECT DATE JANUARY 2026

SHEET TITLE ARCHITECTURAL SITE PLAN

SHEET NUMBER A001



B - BUSINESS OFFICE
TOTAL AREA: 3,750 S.F.

BUSINESS: 1,250 SF @ 100/SF = 13 OCC.
STORAGE: 2,500 SF @ 300/SF = 9 OCC.
TOTAL: = 22 OCCUPANTS

N
PLAN

BUILDING PLAN
SCALE: 1/4" = 1'-0"

BUILDING ASSEMBLY:

1. THIS BUILDING CONSISTS OF A PRE-ENGINEERED METAL BUILDING WITH METAL PANEL FACADE AND INSULATED METAL DOORS. LOCATED IN CLIMATE ZONE 4.
2. ALSO REFER TO BUILDING SECTIONS FOR REMAINING INFORMATION.
3. MINIMUM BUILDING ENVELOPE INSULATION REQUIREMENTS PER 2018 IECC:
   - 3.1 FLOOR SLAB / FOUNDATION = CONT. PERIMETER R-10 @ 24" BELOW FINISH GRADE
   - 3.2 PEMB WALL ASSEMBLY = R-13 + R-13 THERMAL BLOCK/TAPE OR U-0.059
   - 3.3 PEMB ROOF ASSEMBLY = R-14 + R-11 LINER SYSTEM OR U-0.031
   - 3.4 VERTICAL FENESTRATION REQUIREMENTS:
     - 3.5.1 FIXED = U-0.38 OPERABLE = U-0.45 ENTRANCE DOORS = U-0.77
     - 3.5.2 SHGC: NORTH ORIENTATION = 0.48 REMAINING = 0.36
   - 3.5 AIR BARRIER FOR WALLS/ROOF TO COMPLY WITH IECC C402.5

WALL HATCH LEGEND

DRAWING	DESCRIPTION
	CONCRETE
	CONCRETE MASONRY UNIT
	STUD WALL
	HALF HIGH WALL
	PEMB GIRT WALL
	MASONRY - BRICK/STONE
	FIRE BARRIER / PARTITION SEE WALL TYPE DETAILS
	BULKHEAD / HEADER - SEE FLOOR PLAN
	FLOOR FINISH TRANSITION
FE	RECESSED FIRE EXTINGUISHER CABINET
	FUTURE WALLS / LAYOUT

ALL WALLS TO EXTEND TO BOTTOM OF ROOF TRUSS/FLOOR STRUCTURE UNLESS NOTED OTHERWISE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	REFERENCE	REF. LOCATION
△ B	NOTE I.D.	NOTE LIST	THIS SHEET
STORAGE 103	ROOM I.D.	ROOM FINISH SCHEDULE	SHEET A500
103	DOOR I.D.	DOOR SCHEDULE	SHEET A500
B	WINDOW I.D.	WINDOW SCHEDULE	SHEET A500
X A701	SECTION I.D.	SECTION DETAIL	SHEET INDICATED BY BOTTOM FIGURE
M1	WALL TYPE I.D.	WALL TYPE DETAILS	SHEET A400
F.O.S.	FACE OF STEEL	DIMENSIONS	FOUND., FRAMING, & FLOOR PLANS
F.O.B.	FACE OF BRICK OR BLOCK	DIMENSIONS	FOUND., FRAMING, & FLOOR PLANS
F.O.C.	FACE OF CONC.	DIMENSIONS	FOUND., FRAMING, & FLOOR PLANS

NOTES
GENERAL NOTES - FLOOR PLAN

1. ALL WORK SHALL CONFORM TO ALL STATE, LOCAL AND/OR ANY AUTHORITY HAVING JURISDICTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF STEEL, MASONRY, STUD OR CENTERLINE OF COLUMN/BEAM UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALL PARTITIONS ARE TO BE METAL STUD FRAMING @ 16" O.C. MAX. W/ 5/8" GYPSUM BOARD ON EACH SIDE UNLESS NOTED OTHERWISE. INTERIOR NON BEARING WALLS ARE TO EXTEND TO TRUSSES AND FASTENED WITH DEFLECTION CLIPS.
4. WALL CONTROL JOINTS - ALL WALLS (MASONRY AND STEEL STUD/GYP. BD.) TO HAVE CONTROL JOINTS AS SHOWN ON INTERIOR/EXTERIOR ELEVATIONS OR AS INDICATED ON FLOOR PLANS OR AT MAXIMUM OF 20'-0" O.C. INTERIOR DRYWALL LOCATIONS TO HAVE METAL "V" CONTROL JOINT WITH TEAR-OFF TAPE. INSTALL BACKER ROD AND SEALANT ALL CMU LOCATIONS. INTERIOR SEALANT TO BE PAINTABLE. EXTERIOR SEALANT TO MATCH WALL - OWNER TO SELECT COLOR.
5. SOFFITS/HEADERS - FRAME WITH STUD AND GYP. BD. SEE FLOOR PLAN AND REFLECTED CEILING PLAN FOR LOCATIONS. SEE INTERIOR ELEVATIONS FOR SIZES AND HEIGHTS. BOTTOM AS NOTED ON REF. CLG. PLAN.
6. CONTRACTOR TO PROVIDE TEMPORARY AND PERMANENT BRACING AS REQUIRED. INTERIOR PARTITIONS TO HAVE DIAGONAL BRACING TO STRUCTURE @ 4'-0" O.C. WHERE APPLICABLE.
7. ALL DOORS TO HAVE A MINIMUM OF 6" FROM HINGE JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
8. INSTALL ACOUSTICAL BATT INSULATION IN ALL WALLS UNLESS NOTED OTHERWISE. ALSO SEE WALL TYPE DETAILS IF PROVIDED.
9. SEE SCHEDULES ON SHEET A500 FOR ADDITIONAL INFORMATION.
10. NEW PLUMBING FIXTURES ARE SHOWN ON PLANS. SEE DETAILS FOR CLEARANCES AND MOUNTING HEIGHTS. SEE MEP SHEETS FOR FIXTURES.
11. MOP SINK AND LAUNDRY/UTILITY SINKS - SEE FLOOR PLAN FOR LOCATIONS. ALSO SEE MEP SHEETS AND SPECIFICATIONS.
12. ELECTRICAL SERVICE AND PANELS - SEE MEP PLANS FOR LOCATIONS.
13. BUILT-IN MILLWORK - SEE FLOOR PLANS FOR LOCATIONS. THIS MILLWORK TO BE CUSTOM BUILT UNDER CONSTRUCTION BID CONTRACT. NOTE THAT FURNITURE ITEMS THAT ARE TO BE PROVIDED BY OWNER ARE SHOWN WITH LIGHT, DASHED LINES ON THE BUILDING PLAN.
14. FLOOR DRAINS - STANDARD ROUND FLOOR DRAINS TO BE LOCATED AT TOILET AND MECHANICAL ROOMS. SEE MEP PLANS FOR DETAILS.
    TRENCH DRAINS LOCATED TO BE FULL LENGTH AT INTERIOR AND EXTERIOR OF KENNELS. SEE LOCATIONS ON THIS SHEET AND ALSO SEE MEP PLANS. VERIFY SLOPES TO DRAIN WITH ARCHITECT/OWNER.
15. BACKING AND SUPPORT FOR WALL MOUNTED ITEMS - PROVIDE EXTRA STUDS AND BACKING FOR SUPPORT OF ALL WALL MOUNTED ITEMS, INCLUDING TV'S. COORDINATE WITH OWNER, OWNER REPRESENTATIVE AND ARCHITECT FOR LOCATIONS.
16. DOWNSPOUTS - SEE EXTERIOR ELEVATIONS FOR LOCATIONS. DOWNSPOUTS TO BE SHEET METAL PER PEMB MFR. AND TO DISCHARGE BELOW GRADE INTO 6" HDPE LATERAL VIA BOOT/ADAPTER W/ CLEANOUT - TIE INTO SITE STORM SEWER.
17. WATER COOLER - NONE PROVIDED. BOTTLED WATER WILL BE PROVIDED IN LIEU OF A WATER COOLER.
18. FIRE EXTINGUISHERS / CABINETS - LOCATIONS SHOWN ON FLOOR PLAN - MARKED FE. INSTALL CABINETS WITH TOP AT +(4'-0") AFF. DO NOT RECESS IN RATED WALLS.
    PROVIDE FIRE EXTINGUISHER - LARSONS OR EQUAL.
    GENERAL: #ABC-10 MPIO W/ 10A-60 BC UL RATING
19. KNOX BOX - LOCATE NEAR MAIN ENTRY. VERIFY LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE AND INSTALL MODEL 3200 (RECESSED) OR AS INDICATED BY FIRE MARSHALL.
20. KENNEL FENCING - NEW SECURITY FENCING AND GATES - INSTALL NEW 6' HIGH SECURITY FENCE IN LOCATIONS AS SHOWN ON FLOOR PLAN, THIS SHEET. FENCE TO HAVE TOP AND BOTTOM RAILS. SEE FLOOR PLAN FOR LOCATIONS. FULL LENGTH FENCE AT INTERIOR AND EXTERIOR OF KENNELS. PROVIDE 2 DOORS PER KENNEL, 1 INTERIOR AND 1 EXTERIOR.
    PROVIDE LOCKABLE DOORS AS INDICATED ON FLOOR PLAN THIS SHEET:
    (36) SWING GATES - SINGLE - 30" WIDE - 36 TOTAL
    NOTE: THERE IS A 30" HIGH CONCRETE "KNEE" WALL AT THE EXTERIOR BETWEEN KENNELS. CHAIN LINK FENCE IS TO BE MOUNTED DIRECTLY ABOVE THIS WALL IN THESE LOCATIONS.
21. KENNEL DOOR TO EXTERIOR - PROVIDE AND INSTALL VERTICAL SLIDING DOOR FROM INTERIOR OF KENNEL TO EXTERIOR. THE DOOR IS TO HAVE A MIN. CLEAR OPENING OF 16" WIDE AND 24" HIGH MOUNTED ON A 6" CURB. INSTALL ALUMINUM TRACK WITH INSULATED DOOR WITH FRP FACING EACH SIDE. INSTALL WEATHER STRIPPING AROUND PERIMETER. INSTALL ROPE/PULLEY SYSTEM FROM DOOR TO CORRIDOR SIDE OF INTERIOR KENNEL DOOR. 18 TOTAL REQUIRED.
    OWNER MAY CONSIDER PRE-FABRICATED AND ALSO POWERED DOOR - REVIEW PRIOR TO INSTALLATION.
22. EQUIPMENT BY OWNER - DOG BATH AND GROOMING TABLES ARE TO BE PURCHASED AND PROVIDED BY OWNER. INSTALLATION BY CONTRACTOR.
23. EXTERIOR CANOPY - PRE-FAB ALUMINUM OVERHEAD WALL SUPPORTED FLAT CANOPY. 48" DEEP X 96" WIDE. ADD SUPPORT IN EXISTING FRAMED WALL AS NEEDED FOR CONNECTIONS. SEE DETAILS.

OCCUPANT LOAD/EGRESS LEGEND

SYMBOL	DESCRIPTION	REMARKS
XXX'	EXIT ACCESS TRAVEL DISTANCE LENGTH / DIRECTION OF EGRESS	TRAVEL DISTANCE & ASSUMED PATH
	EXIT ACCESS TRAVEL DISTANCE POINT OF BEGINNING	TRAVEL DISTANCE MOST REMOTE POINT
00	OCCUPANT LOAD	BASE ON ROOM OCCUPANCY
00	AREA WITH COMMON EGRESS TOTAL OCCUPANT LOAD	BASED ON ROOMS COMMON EGRESS
70	BUILDING/FIRE AREA TOTAL OCCUPANT LOAD	BASED ON BUILDING FIRE AREA LOADS
00 / 000	ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD	DOOR EGRESS
00 / 200	ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD	CORRIDOR EGRESS
00 / 000	ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD	STAIR EGRESS
FE	FIRE EXTINGUISHER IN CABINET LOCATIONS SHOWN ON PLAN AND MARKED "FE". SEE PROJECT MANUAL. INSTALL W/ TOP OF CABINET @ +56"	
KB	KNOX BOX LOCATION SHOWN ON PLAN	MAIN ENTRANCE

EGRESS WIDTH BASED ON:
IBC table 1004.5
0.3 inches per occupant for stairways / 0.2 inches for all other components
(Non Sprinklered Building)

LOADS BASED ON:
Main Use Group B
business - 150 gross
storage - 300 gross

STATE OF MISSOURI
JAY D. BERENDZEN
NUMBER A-2006034585
ARCHITECT
EXPIRATION DATE 12-31-26
JAY D. BERENDZEN, ARCHITECT

ISSUE DATE: January 20, 2026

The Professional Architects seal affixed to this sheet applies only to the materials and items shown on this sheet. All drawings, instruments or other documents prepared or issued by and not be to be used by anyone except by the architects, and this architect expressly disclaims any and all responsibility for such plan drawings or documents not exhibiting this seal.

MISSOURI ARC-000588
EXP. 12/31/27

PORTER, BERENDZEN & ASSOCIATES, P.C.
ARCHITECTS
200 South Henry Clay Blvd.
ASHLAND, MISSOURI 65010
573.657.2022 PHONE
pbaoffice@architecture.com

DO NOT SCALE THIS DRAWING. SOME DEVIATION FROM SCALE MAY OCCUR FROM REPRODUCTION. DRAWINGS ARE THE PROPERTY OF PORTER, BERENDZEN & ASSOCIATES, P.C. AND MAY NOT BE COPIED OR USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF PORTER, BERENDZEN & ASSOCIATES, P.C.

PROJECT

New Dog Grooming Facility for:
Boonslick Industries, Inc.
1620 West Ashley Road
Boonville, Cooper County, Missouri 65233

ISSUE

ID	DESCRIPTION	DATE
1	Permit Set	01/20/2026

PROJECT NO.
pba-2527

PROJECT DATE
JANUARY 2026

SHEET TITLE
BUILDING PLAN

SHEET NUMBER
A100

BILL NO. 2026-006 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING EXECUTION OF A STATE BLOCK GRANT AGREEMENT AMENDMENT #1 WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) IN REGARD TO ACCEPTING GRANT AMENDMENT #1 FOR ADDITIONAL INFRASTRUCTURE INVESTMENT AND JOBS ACT (IIJA) FUNDING FOR MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) PROJECT NO. 23-039A-1 FOR THE TAXILANES RECONSTRUCTION AND REHABILITATION AT THE JESSE VIERTEL MEMORIAL AIRPORT

WHEREAS, the Missouri Highways and Transportation Commission has been selected by the Federal Aviation Administration to administer federal funds for airport improvements under a state block grant program; and

WHEREAS, the Missouri Highways and Transportation Commission, as an approved State Block Grant Participant, has the administrative responsibility to administer Infrastructure Investment and Jobs Act (IIJA) funding for the Jesse Viertel Memorial Airport; and

WHEREAS, the City of Boonville (Sponsor) has applied to the Missouri Highways and Transportation Commission for a sub-grant under said program; and

WHEREAS, the Missouri Highways and Transportation Commission has agreed to award funds to the Sponsor with the understanding that such funds will be used for a project pursuant to this Agreement for the purposes generally described as Reconstructing the North T-Hangar Taxilanes with Additional Alternates 1 and 2; and

WHEREAS, the attached agreement, marked **Exhibit A**, provides for the additional allocation of the Infrastructure Investment and Jobs Act Funds, available to the City of Boonville for this project.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: That the City of Boonville, Missouri hereby authorizes the City Administrator to execute on its behalf the grant amendment agreement with the MHTC attached hereto as **Exhibit A** and incorporated by reference as if fully set forth herein.

SECTION 2: That this Ordinance authorizing the agreement is effective immediately, and the attached and executed agreement shall take effect and be in full force from and after both parties have signed it.

FIRST READING: MARCH 2, 2026

READ FOR THE SECOND TIME AND PASSED THIS 16TH DAY OF MARCH 2026 AFTER A COPY OF THIS ORDINANCE AND REFERENCED AGREEMENT HAVE

BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

_____

PRESIDENT OF THE COUNCIL

APPROVED THIS 16TH DAY OF MARCH 2026

_____

NED BEACH, MAYOR

ATTEST:

_____

AMBER DAVIS, CITY CLERK

CCO Form: MO18
Approved: 05/94 (MLH)
Revised: 07/25 (MWH)
Modified:

Sponsor: City of Boonville
Project No. 23-039A-1
Airport Name: Jesse Viertel Memorial

CFDA Number: CFDA #20.106
CFDA Title: Airport Improvement Program
Federal Agency: Federal Aviation Administration, Department of Transportation

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
AMENDMENT TO STATE BLOCK GRANT AGREEMENT

AMENDMENT # 1

THIS AMENDMENT AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and City of Boonville (hereinafter, "Sponsor").

WITNESSETH:

WHEREAS, the parties entered into an Agreement, 2025-09-88461, executed by the Sponsor on , and executed by the Commission on November 12, 2025, (hereinafter, "Original Agreement") under which the Commission granted the sum not to exceed five hundred sixty-one thousand four hundred sixty-one dollars ($561,461) to the Sponsor to assist with Reconstruct North T-Hangar Taxilanes with Additional Alt. 1 and Additional Alt. 2; and

WHEREAS, the Commission previously approved funds for Reconstruct North T-Hangar Taxilanes with Additional Alt. 1 and Additional Alt. 2; and

WHEREAS, the level of funding originally approved is not sufficient to cover the costs associated with Reconstruct North T-Hangar Taxilanes with Additional Alt. 1 and Additional Alt. 2.

WHEREAS, the Commission has sufficient funds to increase the grant amount for Reconstruct North T-Hangar Taxilanes with Additional Alt. 1 and Additional Alt. 2.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations in this Agreement, the parties agree as follows:

(1) ADDITIONAL GRANT: The Commission grants to the Sponsor an additional sum not to exceed sixteen thousand seven hundred nine dollars ($16,709) for Reconstruct North T-Hangar Taxilanes with Additional Alt. 1 and Additional Alt. 2 subject to the following conditions:

(A) The Sponsor shall provide matching funds of not less than eight hundred eighty dollars ($880) toward the project in addition to those previously committed

by the Sponsor in the Original Agreement.

(B) The project will be carried out in accordance with the assurances (Exhibit 1) given by the Sponsor to the Commission as specified in the Original Agreement.

(C) This Amendment shall expire, and the Commission shall not be obligated to pay any part of the costs of the project unless this grant amendment has been executed by the Sponsor on or before June 30, 2026, or such subsequent date as may be prescribed in writing by the Commission.

(D) Based upon the revised project schedule, the original project time period of December 31, 2028, will remain the same. Paragraph (2) of the Original Agreement is hereby amended accordingly.

(2) ORIGINAL AGREEMENT: Except as otherwise modified, amended, or supplemented by this Amendment Agreement, the Original Agreement between the parties shall remain in full force and effect and shall extend and apply to this Amendment Agreement as if fully written in this Amendment Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by Sponsor on _____(date).

Executed by Commission on _____(date).

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By:_____

Title:_____

Attest:

_____
Secretary to the Commission

Approved as to Form:

_____
Commission Counsel

CITY OF BOONVILLE

By:_____

Title:_____

Attest:

By:_____

Title:_____

Approved as to Form:

By:_____

Title:_____

Ordinance No.:_____
(if applicable)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as attorney for the Sponsor do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing grant Agreement under the laws of the State of Missouri. Further, I have examined the foregoing grant Agreement and the actions taken by said Sponsor and Sponsor's official representative have been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said state and the Airport and Airway Improvement Act of 1982, as amended. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said grant constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

CITY OF BOONVILLE

_____
Name of Sponsor's Attorney (typed)

_____
Signature of Sponsor's Attorney

Date _____

BILL NO. 2026-007 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI AUTHORIZING EXECUTION OF A STATE BLOCK GRANT AGREEMENT AMENDMENT #2 WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) IN REGARD TO ACCEPTING GRANT AMENDMENT #2 FOR ADDITIONAL NON-PRIMARY ENTITLEMENT (NPE) FUNDING FOR MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) PROJECT NO. 23-039A-1 FOR THE TAXILANES RECONSTRUCTION AND REHABILITATION AT THE JESSE VIERTEL MEMORIAL AIRPORT

WHEREAS, the Missouri Highways and Transportation Commission has been selected by the Federal Aviation Administration to administer federal funds for airport improvements under a state block grant program; and

WHEREAS, the Missouri Highways and Transportation Commission, as an approved State Block Grant Participant, has the administrative responsibility to administer Non-Primary Entitlement (NPE) funding for the Jesse Viertel Memorial Airport; and

WHEREAS, the City of Boonville (Sponsor) has applied to the Missouri Highways and Transportation Commission for a sub-grant under said program; and

WHEREAS, the Missouri Highways and Transportation Commission has agreed to award funds to the Sponsor with the understanding that such funds will be used for a project pursuant to this Agreement for the purposes generally described as Reconstructing the North T-Hangar Taxilanes with Additional Alternates 1 and 2; and

WHEREAS, the attached agreement, marked **Exhibit A**, provides for the additional allocation of the Non-Primary Entitlement Funds, available to the City of Boonville for this project.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: That the City of Boonville, Missouri hereby authorizes the City Administrator to execute on its behalf the grant amendment agreement with the MHTC attached hereto as **Exhibit A** and incorporated by reference as if fully set forth herein.

SECTION 2: That this Ordinance authorizing the agreement is effective immediately, and the attached and executed agreement shall take effect and be in full force from and after both parties have signed it.

FIRST READING: MARCH 2, 2026

READ FOR THE SECOND TIME AND PASSED THIS 16TH DAY OF MARCH, 2026 AFTER A COPY OF THIS ORDINANCE AND REFERENCED AGREEMENT HAVE

BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

_____
PRESIDENT OF THE COUNCIL

APPROVED THIS 16TH DAY OF MARCH 2026

_____
NED BEACH, MAYOR

ATTEST:

_____
AMBER DAVIS, CITY CLERK

CCO Form: MO18
Approved: 05/94 (MLH)
Revised: 07/25 (MWH)
Modified:

Sponsor: City of Boonville
Project No.: 23-039A-1

CFDA Number: CFDA #20.106
CFDA Title: Airport Improvement Program
Federal Agency: Federal Aviation Administration, Department of Transportation

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
AMENDMENT TO STATE BLOCK GRANT AGREEMENT

AMENDMENT #2

THIS AMENDMENT AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and City of Boonville (hereinafter, "Sponsor").

WITNESSETH:

WHEREAS, the parties entered into an Agreement, 2023-07-80558, executed by the Sponsor on September 21, 2023, and executed by the Commission on October 25, 2023, (hereinafter, "Original Agreement") under which the Commission granted the sum not to exceed One Hundred Fifty Thousand Three Hundred Thirty-Three Dollars ($150,333) to the Sponsor to assist with Hangar Taxilane Reconstruction; and

WHEREAS, the parties entered into an amended Agreement, 2024-09-85304, executed by the Sponsor on December 30, 2024, and executed by the Commission on January 8, 2025, (hereinafter, "Amendment #1") under which the Commission granted the sum not to exceed Seven Hundred Eighty-Two Thousand Nine Hundred Ninety-Nine Dollars ($782,999) to the Sponsor to assist with Hangar Taxilane Reconstruction; and

WHEREAS, the Commission previously approved funds for Hangar Taxilane Reconstruction; and

WHEREAS, the level of funding originally approved is not sufficient to cover the costs associated with Hangar Taxilane Reconstruction.

WHEREAS, the Commission has sufficient funds to increase the grant amount for Hangar Taxilane Reconstruction.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations in this Agreement, the parties agree as follows:

(1) ADDITIONAL GRANT: The Commission grants to the Sponsor an additional sum not to exceed One Hundred Eleven Thousand Eight Hundred Ninety-Eight Dollars ($111,898) for Hangar Taxilane Reconstruction subject to the following conditions:

(A) The Sponsor shall provide matching funds of not less than Five Thousand Eight Hundred Ninety Dollars ($5,890) toward the project in addition to those previously committed by the Sponsor in the Original Agreement.

(B) The project will be carried out in accordance with the assurances (Exhibit 1) given by the Sponsor to the Commission as specified in the Original Agreement.

(C) This Amendment shall expire, and the Commission shall not be obligated to pay any part of the costs of the project unless this grant amendment has been executed by the Sponsor on or before February 28, 2026, or such subsequent date as may be prescribed in writing by the Commission.

(D) Based upon the revised project schedule, the original project time period of December 31, 2027, will be extended to December 31, 2029, to allow for completion of the work. Paragraph (2) of the Original Agreement is hereby amended accordingly.

(2) ORIGINAL AGREEMENT: Except as otherwise modified, amended, or supplemented by this Amendment Agreement, the Original Agreement and all previous Amendment Agreements between the parties shall remain in full force and effect and shall extend and apply to this Amendment Agreement as if fully written in this Amendment Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by Sponsor on _____(date).

Executed by Commission on _____(date).

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

By:_____

Title:_____

Attest:

_____
Secretary to the Commission

Approved as to Form:

_____
Commission Counsel

CITY OF BOONVILLE

By:_____

Title:_____

Attest:

By:_____

Title:_____

Approved as to Form:

By:_____

Title:_____

Ordinance No.:_____
(if applicable)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as attorney for the Sponsor do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing grant Agreement under the laws of the State of Missouri. Further, I have examined the foregoing grant Agreement and the actions taken by said Sponsor and Sponsor's official representative have been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said state and the Airport and Airway Improvement Act of 1982, as amended. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said grant constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

CITY OF BOONVILLE

_____
Name of Sponsor's Attorney (typed)

_____
Signature of Sponsor's Attorney

Date _____

BILL NO: 2026- 008 **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE FINAL SITE PLAN FOR MCDONALDS, LOCATED AT 490 AMERICANA DRIVE, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, McDonald's Corp/Delaware MCD Martin Restaurants is proposing to demolish the existing McDonald's and build a new restaurant at 490 Americana Drive; and

WHEREAS, City staff met and communicated with McDonald's and their engineers and architects to discuss the proposed development plan; and

WHEREAS, The final site plan was considered at the Planning and Zoning Commission meeting on February 10. 2026. The plans include **Exhibit A**, herein incorporated, and attached hereto this ordinance. The Commission has recommended their approval by the Council. Said site plans are incorporated herein as if set forth fully in this ordinance; and

WHEREAS, the City Council has evaluated the site plans for compatibility with the use of abutting sites, the safety and convenience of vehicle and pedestrian traffic and in view of the potential economic benefit to the City of Boonville and finds them to be appropriate to further economic development of the City of Boonville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the preliminary plan as shown and indicated in **Exhibit A**, attached hereto, and made a part hereof, located at 490 Americana Drive in the City of Boonville, Cooper County, Missouri should be and is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage; and approval granted herein shall be valid for a period not to exceed 12 months thereafter.

READ FOR THE FIRST TIME 2ND DAY OF MARCH, 2026

READ FOR THE SECOND TIME AND PASSED THIS 16th DAY OF MARCH 2026, AFTER A COPY OF THIS ORDINANCE AND REFERENCED PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS READING.

_____

PRESIDENT OF THE COUNCIL

APPROVED THIS 16TH DAY OF MARCH, 2026

_____

Ned Beach, Mayor

ATTEST:

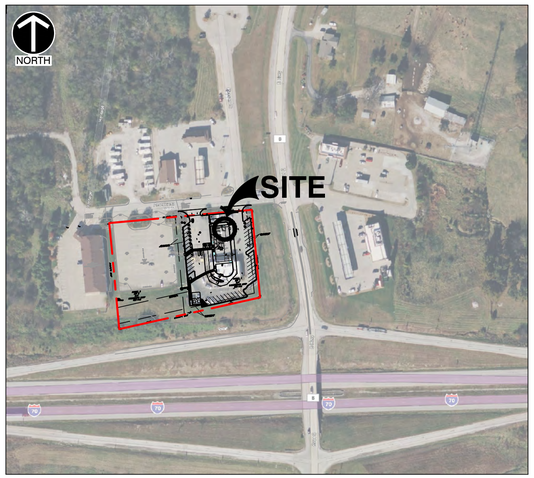
_____

Amber Davis, City Clerk

IMPROVEMENT PLANS FOR

McDONALD'S RESTAURANT #024-0281

490 AMERICANA DRIVE, BOONVILLE, MO 65233



SCALE IN FEET
0 200 400

OWNER/TEAM INFORMATION

CIVIL ENGINEER / SURVEY

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY
SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: PATRICK T. BENNETT, PE

ARCHITECT

CREATIVE SHELTER ARCHITECTS
9394 MONTGOMERY RD.
CINCINNATI, OH 45242
PH: (513) 984-8143
FX: (513) 984-8147
CONTACT: RICHARD S. HUNTER, NCARB

DEVELOPER

McDONALD'S USA, LLC
110 N. CARPENTER ST.
CHICAGO, IL 60607
CONTACT: AMY SWITZER
PH: (913) 660-2205
AMY.SWITZER@US.MCD.COM

OWNER/DEVELOPER

McDONALD'S CORP, D/B/A DELAWARE MCD MARTIN RESTAURANTS
2011 CHAPEL PLAZA COURT, SUITE 101,
COLUMBIA, MO 65203
DEB LYSTER
PH: (636) 288-1460
FX: (636) 600-5081

UTILITY COMPANIES

SANITARY SEWER SERVICE

CITY OF BOONVILLE
1200 LOCUST STREET
BOONVILLE, MO 65233
CONTACT: JEFF DITTO
PH: 660.882.5257

STORM WATER FACILITIES

CITY OF BOONVILLE
1200 LOCUST STREET
BOONVILLE, MO 65233
CONTACT: JEFF DITTO
PH: 660.882.5257

WATER SERVICE

CITY OF BOONVILLE
1200 LOCUST STREET
BOONVILLE, MO 65233
CONTACT: JEFF DITTO
PH: 660.882.5257

ELECTRIC SERVICE

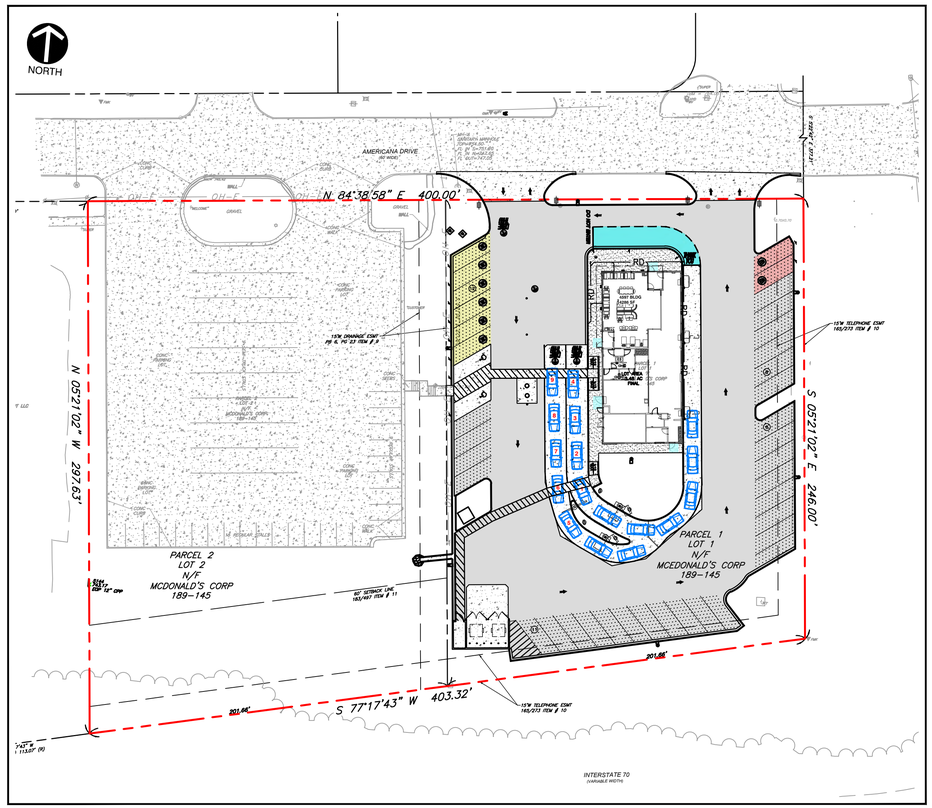
AMEREN
CONTACT: KYLE WHANGER
PH: 573.975.9962

GAS SERVICE

AMEREN MISSOURI
301 2ND STREET
BOONVILLE, MO 65233
CONTACT: CHRISTOPHER MAGERS
PH: N/A

TELEPHONE SERVICE

ATT
CONTACT: JUSTIN COURTOUISE
PH: 636.448.2136



SITE MAP
SCALE: 1"=40'

SHEET INDEX		
Sheet #	**DWG #**	**TITLE**
01	C000	COVER
02	C001	GENERAL NOTES
03	C100	EXISTING CONDITIONS AND DEMOLITION PLAN
04	C200	SITE PLAN
05	C300	GRADING PLAN
06	C500	UTILITY PLAN
07	C700	LANDSCAPE PLAN
08	C701	PLANTING DETAILS
09	C800	CONSTRUCTION DETAILS
10	C801	CONSTRUCTION DETAILS
11	C900	EROSION AND SEDIMENT CONTROL PLAN
12	C901	EROSION AND SEDIMENT CONTROL DETAILS
13	HYD	DRAINAGE AREA MAPS
14	LIGHTING	PHOTOMETRIC PLAN
15	S100	STRUCTURAL GENERAL NOTES
16	S200	STRUCTURAL FOUNDATION DETAILS
17	S201	STRUCTURAL FOUNDATION DETAILS

PARKING INFORMATION	
TOTAL SPACES REQUIRED **15**	• 1 per / 300 sf GROSS FLOOR AREA 4286 GFA/300 = 14.29
TOTAL SPACES PROVIDED **39**	37 PROPOSED SPACES: 9' X 20' STANDARD @ 60° 2 PROPOSED SPACES: 9' X 20' ACCESSIBLE @ 60°

SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF SURVEYED PROPERTY: 2.496± ACRES
ZONING DISTRICT: C-2 CENTRAL COMMERCIAL DISTRICT

	MIN
FRONT BUILDING SETBACK:	0'
LEFT SIDE BUILDING SETBACK:	0'
RIGHT SIDE BUILDING SETBACK:	0'
REAR BUILDING SETBACK:	0'

BUILDING FOOTPRINT: 4,286 SF

FLOOD PLAIN NOTE
SURVEYED PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS PER THE NATIONAL FLOOD HAZARD INSURANCE RATE MAP, FIRM MAP NO. 29053C0155C DATED MAY 3, 2011.

SETBACKS
C AND M DISTRICTS NO PARKING SPACE MAY BE PROVIDED IN A FRONT YARD UNLESS THE BUILDING IS SET BACK AT LEAST 30 FEET FROM THE STREET.

SITE COVERAGE CALCULATION			
IMPROVEMENT AREA			
	AREA (SF)	AREA (AC)	
TOTAL PARCEL AREA	51,781	1.19	
EXISTING / UNDEVELOPED SITE			
	AREA (SF)	AREA (AC)	
IMPERVIOUS	44,278	1.02	86%
PERVIOUS	7,503	0.17	14%
TOTAL	51,781	1.19	
PROPOSED SITE			
	AREA (SF)	AREA (AC)	
IMPERVIOUS	42,974	0.99	83%
PERVIOUS	8,807	0.20	17%
TOTAL	51,781	1.19	
IMPERVIOUS COVER DIFFERENTIAL			
PROPOSED (SF)	EXISTING (SF)	DIFFERENTIAL (SF)	
42,974	44,278	-1,304	

BENCHMARKS (NAVD88)

SITE BENCHMARKS ARE THE TOP NUT ON A FIRE HYDRANT AND AN "L" CUT IN THE BASE OF A CONCRETE PAD.

BASIS OF BEARING AND ELEVATIONS FOR THIS SURVEY IS MISSOURI CENTRAL STATE PLANE. SITE WAS SCALED TO GROUND USING A GROUND SCALE FACTOR DERIVED FROM A CENTRAL POINT ON SITE USING TRIMBLE ACCESS SOFTWARE ON A TSC7 DATA COLLECTOR. SAID POINT IS AT
LAT 38°56'14.08865"N
LONG 92°44'42.61902"W
HEIGHT 641.292'
GROUND SCALE FACTOR=1.0000917790

AS SURVEYED DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF MAIN STREET AMERICA SUBDIVISION; THENCE SOUTHERLY ALONG THE WESTERN RIGHT-OF-WAY LINE OF ROUTE B SOUTH 05°21'02" EAST 246.00 FEET TO A POINT; THENCE WESTERLY ALONG THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 70 SOUTH 77°17'43" WEST 403.32 FEET TO A POINT; THENCE NORTH 05°21'02" WEST 297.63 FEET TO A POINT; THENCE EASTERLY ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF AMERICANA DRIVE NORTH 84°38'58" EAST 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 108,726.00 SQUARE FEET OR 2.496 ACRES MORE OR LESS.



MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:

1. REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE MISSOURI ONE CALL SYSTEM, INC. SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT TELEPHONE NO. 1-800-344-7483 NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

REVISION RECORD		
NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF MISSOURI SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A MISSOURI PROFESSIONAL ENGINEER, PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC; LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSOURI SHALL BE PROVIDED BY CONSOLIDATED ARCHITECTS, LLC

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

COVER

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	353-116
DRAWN BY:	LFD
CHECKED BY:	LFD
APPROVED BY:	PTB

DRAWING NO.: **C000**
SHEET 01 OF 17

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GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
3. 48 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE MISSOURI UTILITY PROTECTION SERVICES, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF MISSOURI ONE CALL UNDERGROUND PROTECTION, INC.
4. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
6. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
8. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
9. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE MISSOURI DNR FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS. THE CONTRACTOR WILL OBTAIN NPDES PERMIT IF NEEDED.
10. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE CITY OF BOONVILLE AND THE MISSOURI DNR.
11. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE STATE OF MISSOURI SPECIFICATIONS.
12. REFER TO THE MISSOURI DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF BOONVILLE. WHEN IN CONFLICT, THE CITY REQUIREMENTS SHALL PREVAIL.
13. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
14. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
15. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
16. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.
17. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
18. ALL STANDARD PARKING PLACES ARE 9' BY 20'.
19. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MISSOURI MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
20. THE CITY OF BOONVILLE FIRE PROTECTION DISTRICT MUST HAVE ACCESS TO SITE DURING THE CONSTRUCTION PHASE. THIS INCLUDES ANY LOCKED CONSTRUCTION FENCES / GATES. IF NEEDED FOR CONSTRUCTION, A TEMPORARY KNOX BOX IS AVAILABLE. CONTACT THE BATTALION CHIEF / FIRE MARSHAL FOR DETAILS.
21. REVISED PLANS ARE REQUIRED FOR CHANGES TO PLANS AND MUST BE SUBMITTED TO THE PLANNING DIVISION FOR REVIEW AND APPROVAL.

DEMOLITION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF BOONVILLE STANDARDS – OR – IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

ABBREVIATIONS

AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
AI; A.I.	AREA INLET
ATG	ADJUST TO GRADE
BC	BASE OF CURB AT FLOWLINE
BFP	BACK FLOW PREVENTION
BLDG	BUILDING
C.O.	CLEANOUT
CI; C.I.	CURB INLET
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
COMM	U/G COMMUNICATION LINE
CONC	CONCRETE
CY	CUBIC YARD
DI	DUCTILE IRON
DIA	DIAMETER
DB	DRAIN BASIN
DS	DOWNSPOUT
ELEV	ELEVATION
EX	EXISTING
E.O.P.	END OF PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FND	FOUNDATION
G	U/G GAS LINE
GI; G.I.	GRATED INLET
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HGT	HEIGHT
IMP	IMPERVIOUS
INV	INVERT
IRRIG	U/G IRRIGATION LINE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.T.S; NTS	NOT TO SCALE
OAH	OVERALL HEIGHT
PP	POLY PROPYLENE
PVC	POLY VINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RD	ROOF DRAIN
SAN; SS	SANITARY SEWER
SF	SQUARE FEET
ST; STM	STORM
T/C	U/G PHONE AND/OR DATA LINE
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED & REPLACED
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF SURFACE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UG; U/G	UNDERGROUND
UG-E	U/G ELECTRIC LINE
USGS	UNITED STATES GEOLOGICAL SURVEY
UST	U/G PETROLEUM STORAGE TANK
W	WATER
XFRMR	TRANSFORMER

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS "A" (4000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF BOONVILLE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

GRADING NOTES

11. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
12. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
13. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT & COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
14. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
15. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
16. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
17. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
18. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
19. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
20. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
21. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
22. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
23. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
24. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
25. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

STORM DRAINAGE NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
5. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
6. ALL STORM STRUCTURES ARE MODOT TYPES UNLESS OTHERWISE INDICATED.
7. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF THE CITY OF BOONVILLE OR MODOT.
8. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL–AGGREGATES, IN ACCORDANCE WITH THE CITY OF BOONVILLE OR MODOT, ABOVE THE PIPE.

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CORRESPONDING UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND 18-INCH MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM SLOPE OF TWO PERCENT (2.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SEWER LATERALS SHALL CONFORM WITH CITY OF BOONVILLE STANDARD SPECIFICATIONS & CONSTRUCTION STANDARDS.
8. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL–AGGREGATES ABOVE THE PIPE. CONFORM TO CITY OF BOONVILLE STANDARD SPECIFICATIONS & CONSTRUCTION STANDARDS.
9. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
10. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
11. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
13. MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
14. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
15. WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL–AGGREGATES ABOVE THE PIPE. CONFORM TO CITY OF BOONVILLE STANDARD SPECIFICATIONS & CONSTRUCTION STANDARDS.
16. SANITARY SEWER LATERAL AND MANHOLE CONNECTION REQUIREMENTS ARE TO BE TO CITY OF BOONVILLE SEWER DISTRICT SPECIFICATIONS.

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:

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2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

STATE OF MISSOURI · PATRICK TODD BENNETT · NUMBER 2012037762 · NOTARIAL OFFICER · 12/22/2025 · PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC.

Civil & Environmental Consultants, Inc.
1450 Beale Street
Suite 305
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Ph: 314.656.4566
www.cecinc.com

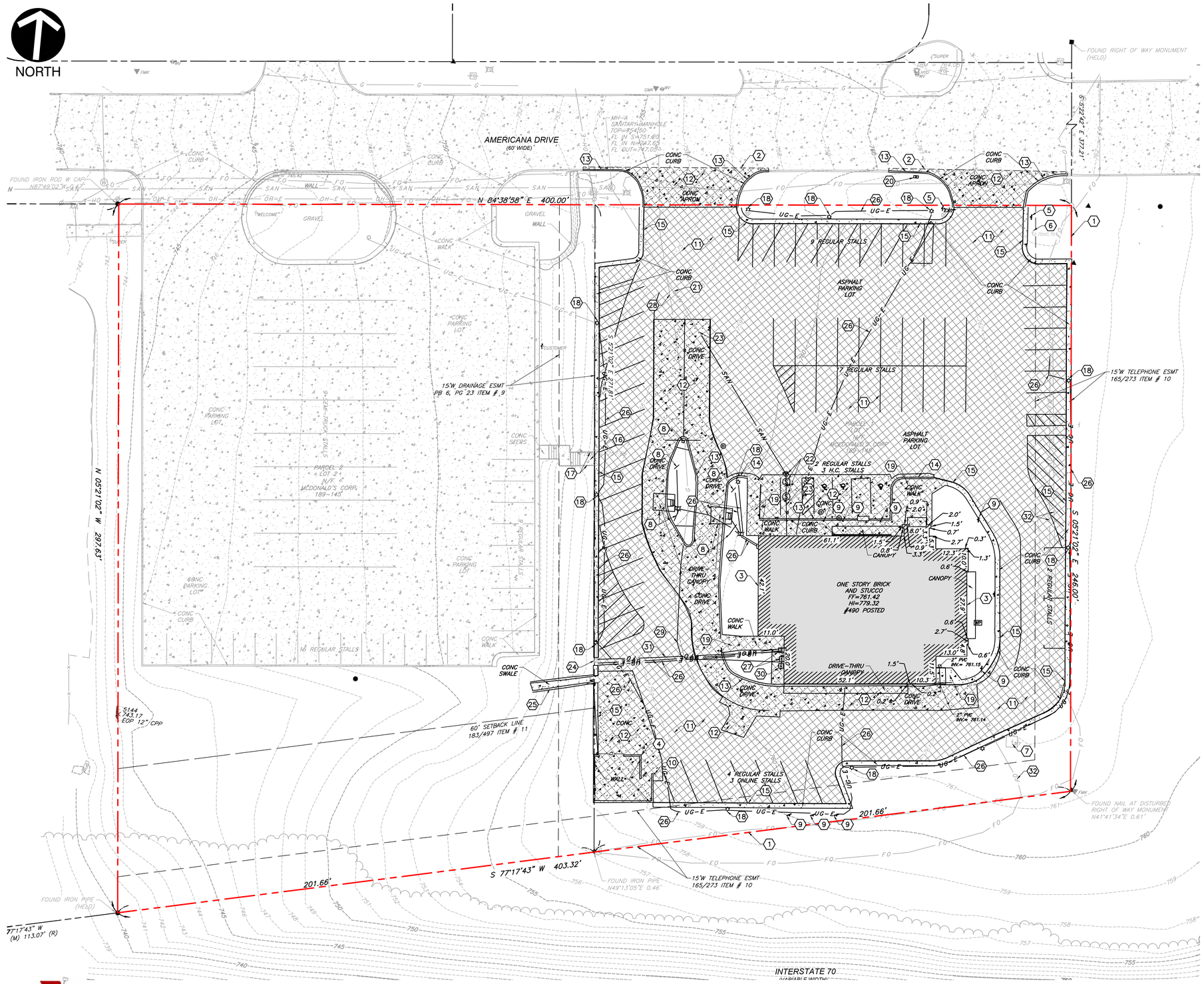
McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

GENERAL NOTES

DATE: DECEMBER 19, 2025 · DRAWN BY: LFD
DWG SCALE: AS SHOWN · CHECKED BY: LFD
PROJECT NO: 353-116
APPROVED BY: PTB

DRAWING NO.: C001
SHEET 02 OF 17

P:\353-116\353-116-C400\dwg\civil\353116-civil-C003.dwg[02 C001] LS(12/19/2025 - idekempe) - LP: 12/19/2025 5:00 PM



KEY NOTES

1. EXISTING PROPERTY LINE.
2. NEW SAWCUT LINE. REFER TO DETAIL ON SHEET C800.
3. EXISTING BUILDING AND FOUNDATION TO BE COMPLETELY REMOVED.
4. EXISTING TRASH ENCLOSURE AND FOUNDATION TO BE COMPLETELY REMOVED.
5. EXISTING MCDONALD'S ENTER / EXIT SIGN(S) TO BE REMOVED.
6. EXISTING FREE STANDING SIGN TO REMAIN. PROTECT IN PLACE AS NEEDED
7. EXISTING HIGH RISE HIGHWAY SIGN TO REMAIN. PROTECT IN PLACE AS NEEDED.
8. EXISTING DRIVE THRU SIGN(S) / EQUIPMENT / FOOTINGS TO BE REMOVED.
9. EXISTING SIGNS TO BE REMOVED.
10. EXISTING PIPE BOLLARD(S) TO BE REMOVED.
11. EXISTING ASPHALT PAVEMENT TO BE REMOVED.
12. EXISTING CONCRETE PAVEMENT TO BE REMOVED.
13. EXISTING 6" WIDE CONCRETE CURB TO BE REMOVED.
14. EXISTING 6" WIDE CONCRETE CURB AND GUTTER TO BE REMOVED
15. EXISTING 2' WIDE CONCRETE CURB TO BE REMOVED.
16. EXISTING LANDING TO REMAIN.
17. EXISTING HANDRAILS TO REMAIN. PROTECT IN PLACE AS NEEDED.
18. EXISTING LIGHT STANDARD(S) TO BE REMOVED
19. EXISTING SIDEWALK TO BE REMOVED.
20. EXISTING MAILBOX TO BE REMOVED AND RELOCATED.
21. EXISTING SANITARY LATERAL TO BE USED IN PLACE. CONTRACTOR TO VERIFY EXISTING LATERAL CONDITION AND REPORT BACK TO EOR IF ADDITIONAL REPLACEMENT IS NEEDED.
22. EXISTING GREASE TRAP TO BE REMOVED.
23. EXISTING SANITARY SERVICE TO BE REMOVED.
24. EXISTING ELECTRIC / UTILITY POLE TO REMAIN. PROTECT IN PLACE AS NEEDED.
25. EXISTING CONCRETE FLUME TO BE REMOVED.
26. EXISTING UNDERGROUND ELECTRIC TO BE REMOVED.
27. EXISTING ELECTRIC METERS/CABINETS TO BE REMOVED.
28. EXISTING GAS SERVICE TO BE USED IN PLACE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND VERIFY EXISTING PIPE CONDITION. REPORT BACK TO EOR IF ADDITIONAL REPLACEMENT IS NEEDED.
29. EXISTING GAS SERVICE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
30. EXISTING GAS METER TO BE REMOVED PER LOCAL REQUIREMENTS.
31. EXISTING COMMUNICATIONS/FIBER OPTIC SERVICE TO BE REMAINED AS IS.
32. EXISTING COMMUNICATIONS/FIBER OPTIC SERVICE TO REMAIN. PROTECT IN PLACE AS NEEDED.

DEMOLITION LEGEND:

- PAVEMENT TO BE REMOVED FULL DEPTH
- STRUCTURE TO BE REMOVED

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING DITCH FLOW LINE
- EXISTING SANITARY SEWER LINE
- EXISTING COMBINED SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING UNDERGROUND ELEC. LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- EXISTING BUSHES
- EXISTING SPOT ELEVATION
- SIGN
- LIGHT STANDARD
- STORM MANHOLE
- CATCH BASIN (TYPE)
- CURB INLET
- INLET (CIRCULAR)
- DRAIN
- BEEHIVE INLET SQUARE
- INLET SQUARE
- SANITARY MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- BENCHMARK

SCALE IN FEET
0 20 40

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:

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STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER 2010020919
PROFESSIONAL ENGINEER
12/22/2025

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

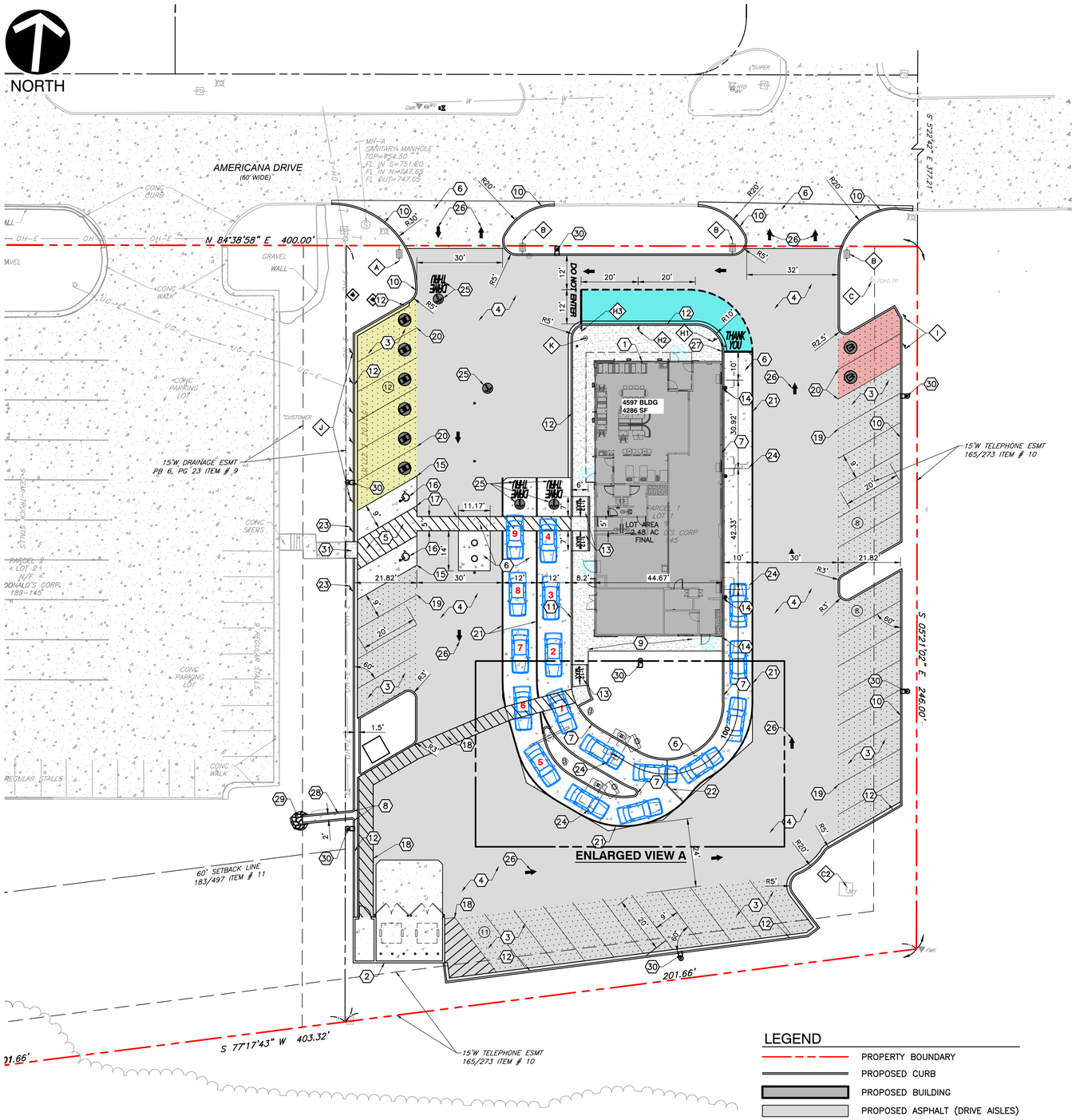
McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

EXISTING CONDITIONS AND DEMOLITION PLAN

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	
APPROVED BY:	PTB
DRAWN BY:	LFD
CHECKED BY:	LFD
	353-116

DRAWING NO.: C100
SHEET 03 OF 17

P:\353-000\353-116\--CAD\Dwg\C001\353116-C001-C100.dwg[C100] LS(12/19/2025 - kdeterman) - LD: 12/19/2025 5:18 PM

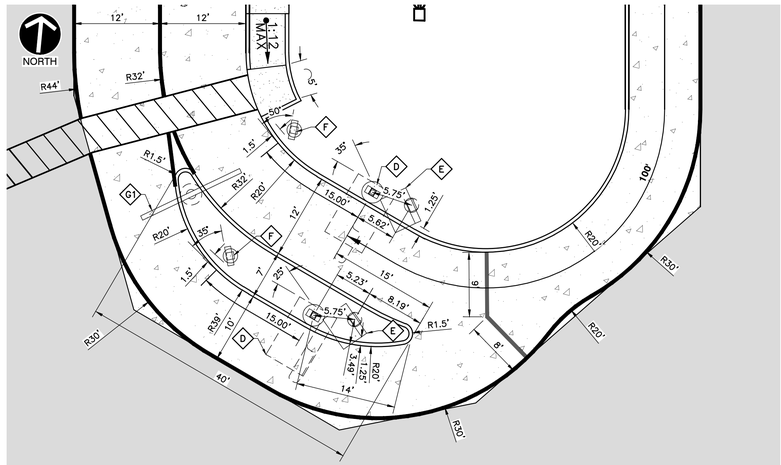


OVERALL VIEW

SCALE: 1" = 20'

SCALE IN FEET

0 20 40



ENLARGED VIEW

SCALE: 1" = 10'

SCALE IN FEET

0 10 20

LEGEND

- PROPERTY BOUNDARY
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED ASPHALT (DRIVE AISLES)
- PROPOSED ASPHALT (PARKING)
- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- PROPOSED STRIPING
- PROPOSED DRIVE–THRU PARKING
- PROPOSED MCDELIVERY PARKING
- PROPOSED CURB SIDE PICK–UP PARKING

McDONALD'S SIGN LEGEND

- A — McDONALD'S DIRECTIONAL ENTER SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- B — McDONALD'S DIRECTIONAL EXIT SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- C — EXISTING McDONALD'S ROAD SIGN TO REMAIN.
- C2 — EXISTING McDONALD'S HIGHWAY SIGN TO REMAIN.
- D — McDONALD'S DRIVE–THRU CANOPY. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- E — McDONALD'S DIGITAL MENU BOARD. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- F — McDONALD'S DIGITAL PRE–BROWSE MENU BOARD. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- G1 — McDONALD'S GATEWAY SIGN (DOUBLE ARM). REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- H1 — McDONALD'S ROLL FORWARD – ("TURN LEFT") DRIVE–THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- H2 — McDONALD'S ROLL FORWARD – ("PULL AHEAD") DRIVE–THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- H3 — McDONALD'S ROLL FORWARD – ("PICK UP HERE") DRIVE–THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- I — McDONALD'S McDELIVERY – ("COURIER PARKING") SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- J — McDONALD'S ("CURBSIDE PICK UP") SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- K — FLAGPOLE AND BASE. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS. GENERAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER REGARDING ILLUMINATION OF FLAG.

NOTE:
ALL SIGNS/LOCATIONS/ORIENTATION SHALL BE CONFIRMED BY McDONALD'S/OPERATOR AND COORDINATED WITH SIGNAGE BRAND BOOK (BY OTHERS).

KEY NOTES

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
2. PROPOSED TRASH ENCLOSURE WITH STORAGE. FOR ADDITIONAL INFORMATION REFER TO DETAIL ON SHEET C802 AND ARCHITECTURAL PLANS.
3. PROPOSED (LIGHT DUTY) FLEXIBLE PAVEMENT. REFER TO DETAIL ON SHEET C800.
4. PROPOSED (HEAVY DUTY) FLEXIBLE PAVEMENT. REFER TO DETAIL ON SHEET C800.
5. PROPOSED (LIGHT DUTY) RIGID CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C800.
6. PROPOSED (HEAVY DUTY) RIGID CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C800.
7. PROPOSED 6" INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C800.
8. PROPOSED CURB CUT. REFER TO DETAIL ON SHEET C800.
9. PROPOSED ADA COMPLIANT CONCRETE WALK. REFER TO DETAIL ON SHEET C800.
10. PROPOSED 6" VERTICAL CONCRETE CURB. REFER TO DETAIL ON SHEET C800.
11. PROPOSED ADA COMPLIANT COMBINATION CURB / SIDEWALK. REFER TO DETAIL ON SHEET C800
12. PROPOSED 6" CONCRETE CURB AND GUTTER. REFER TO DETAIL ON SHEET C800.
13. PROPOSED ADA ACCESSIBLE DEPRESSED CURB RAMP. REFER TO DETAIL ON SHEET C800.
14. PROPOSED BOLLARD. REFER TO DETAIL ON SHEET C800.
15. PROPOSED ADA PARKING STRIPING. (PER LOCAL REQ). REFER TO DETAIL ON SHEET C801.
16. PROPOSED PAINTED ADA ACCESSIBLE PARKING SYMBOL. REFER TO DETAIL ON SHEET C801.
17. PROPOSED PAINTED ADA ACCESSIBLE PARKING AISLE. REFER TO DETAIL ON SHEET C801.
18. PROPOSED PAVEMENT STRIPING. REFER TO DETAIL ON SHEET C801.
19. PROPOSED PARKING STRIPING (WHITE). REFER TO DETAIL ON SHEET C801.
20. PROPOSED PARKING STRIPING (YELLOW). REFER TO DETAIL ON SHEET C801.
21. PROPOSED DRIVE THRU LANE STRIPING (6" WIDE). REFER TO MCDONALD'S STANDARDS.
22. PROPOSED MERGE STRIPING (6" WIDE). REFER TO MCDONALD'S STANDARDS
23. PROPOSED ADA ACCESIBLE PARKING SIGN(S). REFER TO DETAIL ON SHEET C801.
24. PROPOSED DETECTOR LOOP. REFER TO ELECTRICAL PLANS.
25. PROPOSED BRANDED PAVEMENT STRIPING TO MCDONALD'S STANDARDS. REFER TO DETAIL ON SHEET C801.
26. PROPOSED WHITE PAINTED DIRECTIONAL ARROWS. REFER TO DETAIL ON SHEET C801.
27. PROPOSED GUARDRAIL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
28. PROPOSED CONCRETE FLUME. REFER TO DETAIL ON SHEET C801.
29. PROPOSED RIP RAP.
30. PROPOSED LOT LIGHT. REFER TO PHOTOMETRIC PLAN (BY OTHERS).
31. PROPOSED CONCRETE LANDING.

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:

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REVISION RECORD

NO	DATE	DESCRIPTION

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1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

SITE PLAN

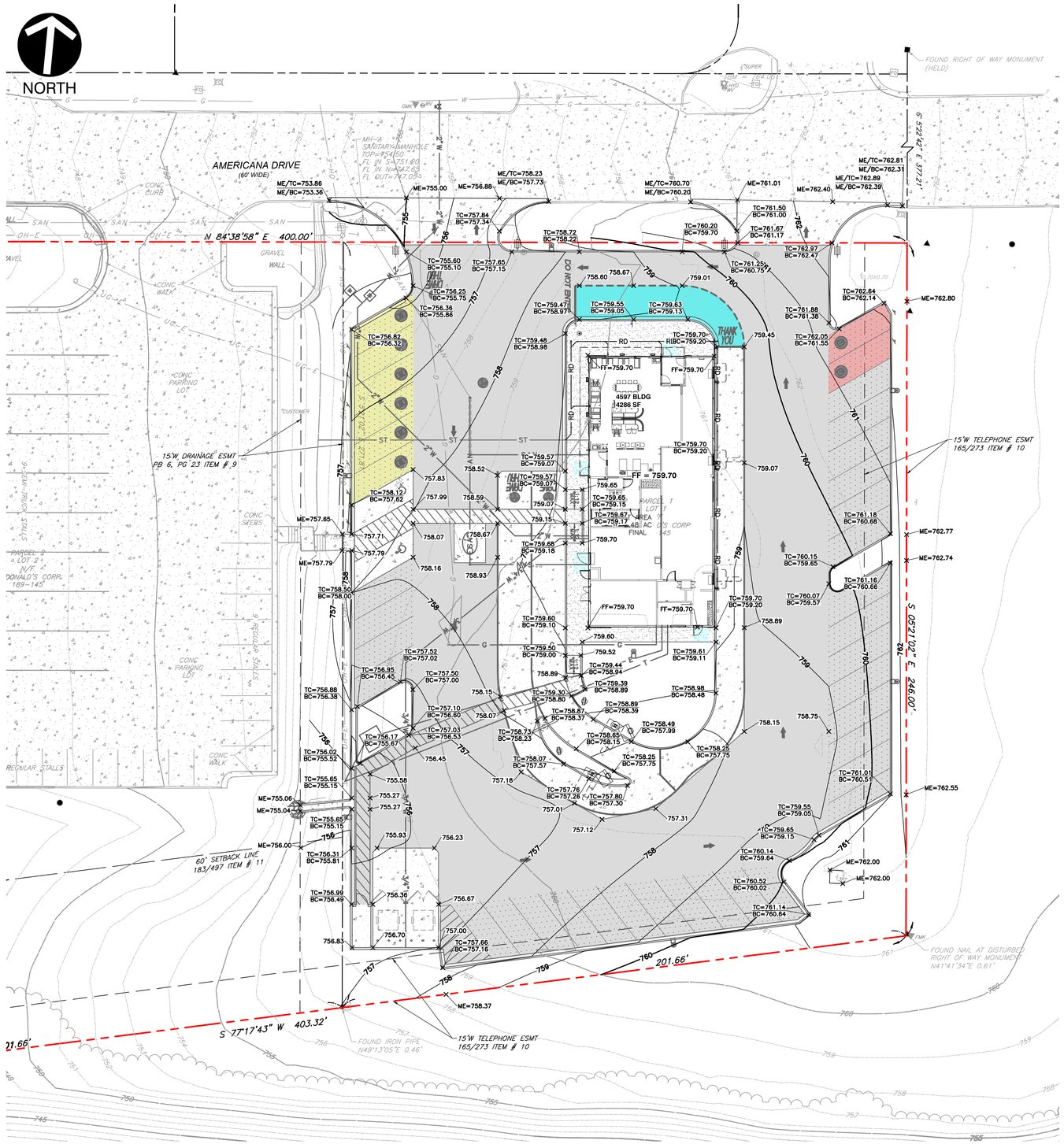
DATE:	DECEMBER 19, 2025	
DRAWN BY:		LFD
CHECKED BY:		LFD
DWG SCALE:	AS SHOWN	
PROJECT NO:		353-116
APPROVED BY:		PTB

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER
A2-2009039429
12/22/2025
PROFESSIONAL ENGINEER

DRAWING NO.: C200

SHEET 04 OF 17

P:\350-0001\353-116\~CADD\Dwg\C001\353116-CV01-C200.dwg(C200) LS(12/19/2025 - tdebennett) - LP: 12/19/2025 5:00 PM



GRADING QUANTITIES:

TO FINISHED GRADE:

2,677 C.Y. CUT
10 C.Y. FILL
2,667 C.Y. NET CUT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, FROM COMPARING THE FINISHED SURFACE ELEVATIONS TO THE EXISTING SURFACE ELEVATIONS. ADDITIONAL FACTORS SUCH AS SHRINK/SWELL, TOPSOIL, PAVEMENT/BUILDING SUBGRADE EXCAVATION, UNDERCUTTING FOR SOIL REMEDIATION, OR UTILITY TRENCH SPOILS, ETC. ARE NOT INCLUDED. THIS IS NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

GRADING LEGEND:

BC BOTTOM OF CURB
FF FINISHED FLOOR
ME MATCH EXISTING
TC TOP OF CURB

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:

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SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ARCHITECTURE IN THE STATE OF MISSOURI WILL BE PROVIDED BY FCC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONRAD ASSOCIATES, LLC.

CEC
Civil & Environmental Consultants, Inc.
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

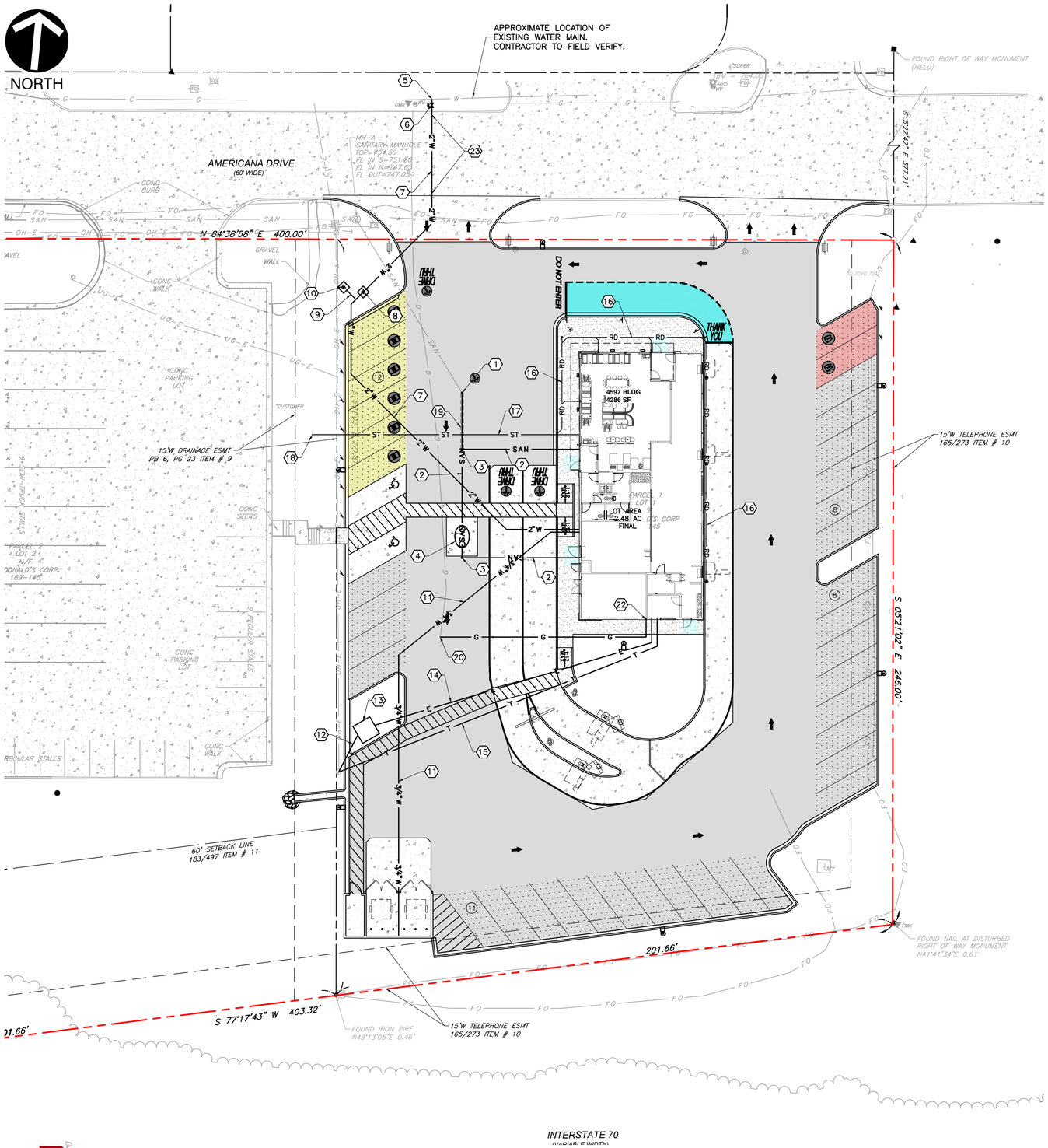
GRADING PLAN

DRAWN BY:	LFD
CHECKED BY:	LFD
DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO.	353-116
APPROVED BY:	PTB

DRAWING NO.: C300
SHEET 05 OF 17

STATE OF MISSOURI
PATRICK JOSEPH BENNETT
NUMBER A2010023819
PROFESSIONAL ENGINEER
12/22/2025

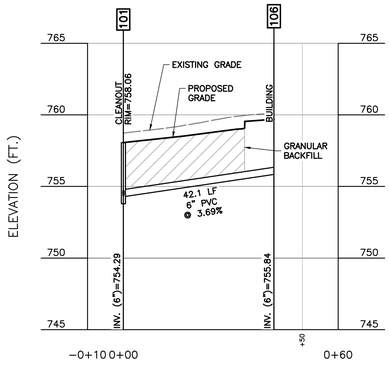
P:\350-000\353-116\-0401\dwg\C101\353116-C101.dwg(C300) LS(12/19/2025 - ldekemper) - LP: 12/19/2025 5:25 PM



KEY NOTES (#)

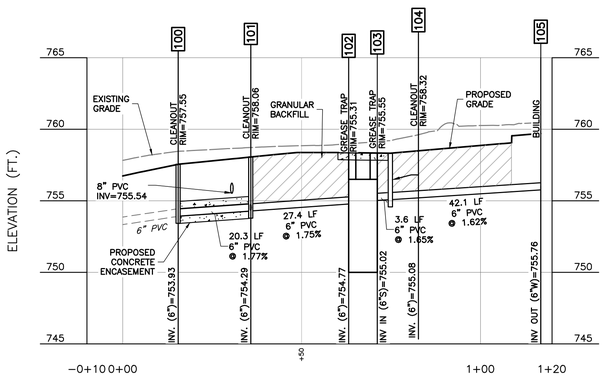
1. PROPOSED SANITARY CLEANOUT / POINT OF CONNECTION TO EXISTING 6" PVC SANITARY SEWER LATERAL. REFER TO DETAIL ON SHEET C801 AND COORDINATE WITH CITY OF BOONVILLE DEPARTMENT OF PUBLIC WORKS. CONTRACTOR TO CAMERA EXISTING LATERAL TO VERIFY ITS CONDITION. CAMERA REPORT TO BE SHARED WITH CITY PUBLIC WORKS AND BUILDING INSPECTOR.
2. PROPOSED 6" PVC SANITARY SEWER LATERAL AT 1.5% MINIMUM SLOPE.
3. PROPOSED SANITARY SEWER CLEANOUT. REFER TO DETAIL ON C801.
4. PROPOSED GREASE INTERCEPTOR. COORDINATE WITH PLUMBING PLAN.
5. PROPOSED WATER (DOMESTIC) SERVICE POINT OF CONNECTION. COORDINATE WITH CITY OF BOONVILLE DEPARTMENT OF PUBLIC WORKS.
6. PROPOSED 2" WATER VALVE. COORDINATE WITH CITY OF BOONVILLE DEPARTMENT OF PUBLIC WORKS.
7. PROPOSED 2" TYPE K COPPER WATER (DOMESTIC) SERVICE LINE TO 4' PAST METER. PRIVATE 2" PE CTS TUBING TO BUILDING. PROVIDE TRACER/LOCATOR WIRE FOR WATER LINES WITHIN THE RIGHT OF WAY.
8. PROPOSED 2" WATER METER. COORDINATE WITH CITY OF BOONVILLE DEPARTMENT OF PUBLIC WORKS.
9. PROPOSED 1-1/2" IRRIGATION LINE (PRIVATE).
10. PROPOSED 1-1/2" IRRIGATION METER (PRIVATE) – SEE IRRIGATION PLAN FOR CONTINUATION..
11. PROPOSED 3/4" PRIVATE PE CTS TUBING (DOMESTIC) SERVICE LINE TO DUMPSTER HOSE BIB
12. PROPOSED UNDERGROUND PRIMARY ELECTRIC SERVICE LINE.
13. PROPOSED PAD MOUNTED TRANSFORMER. COORDINATE WITH UTILITY COMPANY.
14. PROPOSED UNDERGROUND SECONDARY ELECTRIC SERVICE LINE.
15. PROPOSED UNDERGROUND CONDUIT FOR TELEPHONE/COMMUNICATIONS LINE. COORDINATE WITH UTILITY COMPANY.
16. PROPOSED 6" PVC CANOPY DRAIN (2% MINIMUM SLOPE) TO CONNECT TO ROOF DRAIN. REFER TO DETAIL ON SHEET C801.
17. PROPOSED 8" PVC ROOF DRAIN (1% MINIMUM SLOPE)
18. PROPOSED 8" PVC TO DAYLIGHT IN LANDSCAPE AREA AT INV=755.00
19. PROPOSED CONCRETE ENCASEMENT ON SANITARY LATERAL WHERE UTILITY CROSSING IS LESS THAN 18" MINIMUM CLEARANCE. REFER TO DETAIL ON SHEET C801.
20. PROPOSED GAS SERVICE POINT OF CONNECTION TO EXISTING GAS LINE. COORDINATE WITH UTILITY COMPANY
21. PROPOSED GAS LINE.
22. PROPOSED GAS METER.
23. PROPOSED BORE AND CASING FOR NEW 2" WATER SERVICE. COORDINATE WITH CITY OF BOONVILLE DEPARTMENT OF PUBLIC WORKS.

NOTE: CONTRACTOR TO PROVIDE 18" MINIMUM CLEARANCE AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.



SANITARY PROFILE 1 PROFILE

SCALE H:1"=20'; V:1"=5'



SANITARY PROFILE 2 PROFILE

SCALE H:1"=20'; V:1"=5'

SCALE IN FEET
0 20 40

MISSOURI ONE CALL SYSTEM
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STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER 2010020849
12/22/2025
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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490 AMERICANA
BOONVILLE, MO 65233

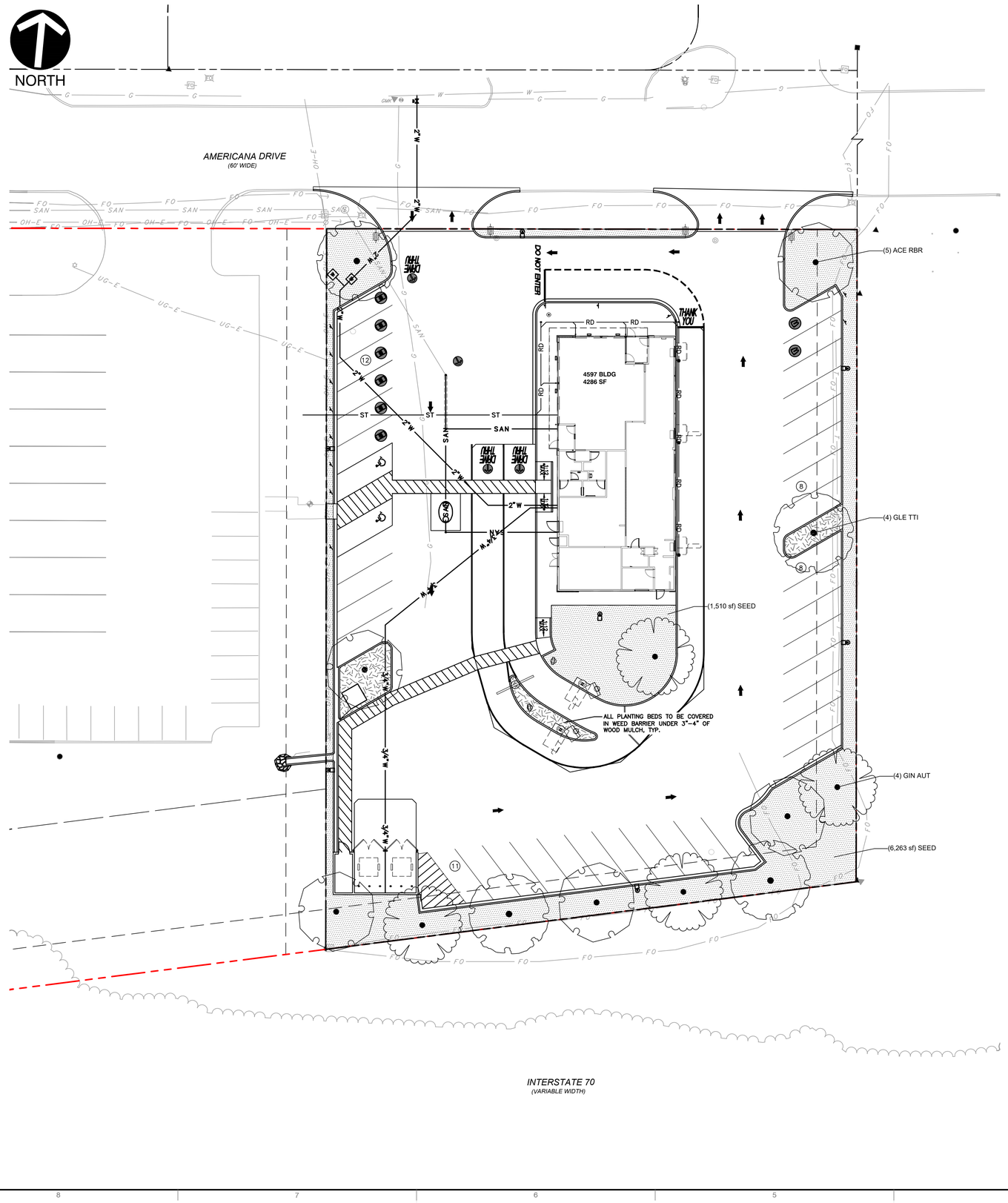
UTILITY PLAN

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	353-116
APPROVED BY:	PTB
DRAWN BY:	LFD
CHECKED BY:	LFD

DRAWING NO.: C500
SHEET 06 OF 17

P:\353-000\353-116\-CADD\Dwg\C001\353116-C001-C2000.dwg[C500] LS(12/19/2025 - 4:54pm) - LD: 12/19/2025 4:54 PM

NORTH



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
TREES						
	ACE RBR	5	ACER RUBRUM / RED MAPLE SINGLE, STRAIGHT LEADER; MATCH SPECIMEN	B&B	2" CAL.	12'–14' HT.
	GIN AUT	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE SINGLE, STRAIGHT LEADER; MATCH SPECIMEN	B&B	2" CAL.	12'–14' HT.
	GLE TTI	4	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST SINGLE, STRAIGHT LEADER; MATCH SPECIMEN	B&B	2" CAL.	12'–14' HT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME			
GROUND COVERS						
	MULCH	686 SF	MULCH			
	SEED	8,003 SF	SEED / KENTUCKY BLUEGRASS/FESCUE BLEND			

McDONALD'S BOONVILLE, MO PLANTING REQUIREMENTS			
LANDSCAPE REQUIREMENTS	UNITS	REQUIRED PLANTS	PROVIDED PLANTS
PARKING			
LARGE TREES	36,727 SF TOTAL PARKING AREA	9,182 SF TO BE SHADED	13
CALCULATION:	PLANTINGS SHALL CONSIST OF THE NUMBER OF STANDARD CANOPY TREES NEEDED TO SHADE AT LEAST 35% OF THE PARKING LOT WHEN THE TREES ARE MATURE.		

PARKING LOT LANDSCAPING REQUIREMENTS:
PLANTINGS SHALL CONSIST OF THE NUMBER OF STANDARD CANOPY TREES NEEDED TO SHADE AT LEAST 35% OF THE PARKING LOT WHEN THE TREES ARE MATURE.

TOTAL PARKING LOT AREA: 36,727 SF

REQUIRED PARKING LOT AREA TO BE SHADED: 36,727 SF X 35% = 9,182 SF

REQUIRED LARGE CANOPY TREES: 9,182 SF / 706.5 SF (SHADE RADIUS OF LARGE CANOPY TREE) = 13

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PRODUCT.

GENERAL NOTES:
1. SEE SHEET C200 FOR FULL LEGEND.
2. SEE SHEET C701 FOR PLANTING NOTES AND DETAILS.

GENERAL LANDSCAPE NOTES:

2. ALL LANDSCAPE BEDS AND TREE RINGS TO BE 3"–4" DEPTH AGED HARDWOOD MULCH.
3. DISTURBED AREAS NOT RECEIVING MULCH OR OTHER GROUNDCOVER TO BE KENTUCKY BLUEGRASS/FESCUE BLEND SEED, UNLESS NOTED FOR SOD.
4. CONTRACTOR TO PROVIDE MULCH.
5. CONTRACTOR TO HAND WATER ALL PROPOSED PLANT MATERIAL AT A RATE OF 1" PER WEEK UNTIL THE JOB IS ACCEPTED BY THE OWNER'S REPRESENTATIVE.

SCALE IN FEET
0 20 40

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER A2-2001034435
PROFESSIONAL ENGINEER
12/22/2025

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONSOCIATE ARCHITECTS, LLC.

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490 AMERICANA
BOONVILLE, MO 65233

LANDSCAPE PLAN

DATE:	DECEMBER 19, 2025	DRAWN BY:	LFD
DWG SCALE:	AS SHOWN	CHECKED BY:	LFD
PROJECT NO:			353-116
APPROVED BY:			PTB

DRAWING NO.:
C700
SHEET 07 OF 17

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PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z-60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, WITH A SINGLE DOMINANT LEADER, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A 'Y' SHAPE ARE NOT ACCEPTABLE.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESES SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
7. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
8. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO REJECTION AND/ OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
9. PRE-EMERGENT HERBICIDES, TREFLAN OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
10. APPLY ROOT STIMULATOR, CONTAINING MICRORHIZZA, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
11. ALL DISTURBED AREAS NOT RECEIVING MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE BERMUDA SOD. SEE SOD NOTES BELOW.
12. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
13. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
14. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, BROWN HARDWOOD BARK, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED.
15. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING:
    - 2/3 SITE SOIL
    - 1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)
    - 2 PARTS HUMUS AND OR PEAT
    - 1 PART COARSE RIVER SAND
    - 1 PART STERILIZED COMPOSTED COW MANURE
    - COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.
    - COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.
18. MULCH SHALL BE BROWN HARDWOOD MULCH WITH NO WEED OR OTHER UNPROCESSED ORGANICS.

LANDSCAPE MAINTENANCE

THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS, SHALL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.

1. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING DIRECTOR OR DESIGNEE. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY. IF THE PLANNING DIRECTOR DETERMINES THAT REMOVAL OF ANY DISEASED TREE, PLANTS OR SHRUBS ARE NECESSARY; THE PLANNING OFFICIAL SHALL PROVIDE THE PROPERTY OWNER WRITTEN NOTICE OF THE REQUIRED MAINTENANCE OR REMOVAL.
2. ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS ARE ENCOURAGED FOR ALL REQUIRED STREET YARD LANDSCAPING, PARKING LOT LANDSCAPING, LANDSCAPE BUFFER YARDS, AND LANDSCAPE SCREENING.
3. WARRANTY PERIOD – COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN, INCLUDING THE QUANTITIES, LOCATION, SPECIES, AND SIZE OF PLANTS AND OTHER LANDSCAPE MATERIALS, AND THAT SUCH LANDSCAPING WILL REMAIN IN GOOD CONDITION FREE FROM DEFECTS IN MATERIAL AND/OR WORKMANSHIP DURING THE WARRANTY PERIOD.
   3.1. FOR THE PURPOSE OF THIS SUBSECTION, "WARRANTY PERIOD," MEANS A PERIOD OF ONE YEAR BEGINNING WHEN THE CITY ACCEPTS THE LANDSCAPING AS COMPLETE.
   3.2. DURING THE WARRANTY PERIOD, DEFECTIVE MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE REPAIRED, CORRECTED, OR REPLACED WITHOUT CHARGE OR COST TO THE OWNER. THE CITY MAY AT ANY TIME DURING THE WARRANTY PERIOD INSPECT, PHOTOGRAPH, OR TELEVISE SUCH LANDSCAPING AND SHALL NOTIFY THE DEVELOPER OF ANY NECESSARY REPAIR, CORRECTION, OR REPLACEMENT.

KENTUCKY BLUEGRASS SODDING NOTES

PART 1. GENERAL.
THIS WORK SHALL INCLUDE ALL SOIL PREPARATION AND THE STORAGE, TRANSPORTATION, PLACING, AND MAINTENANCE OF SOD AT ALL LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. TEMPORARY STORAGE OF SOD IS PERMITTED; HOWEVER, TAKE CARE TO MAINTAIN THE SOD IN A LIVE, GROWING CONDITION. SOD SHALL BE REJECTED IF IT IS PERMITTED TO DECAY OR DRY OUT TO THE EXTENT THAT, IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, ITS SURVIVAL IS DOUBTFUL. DISPOSE OF REJECTED SOD AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER. SET SOD BETWEEN MARCH 1 AND OCTOBER 15 AND WHEN THE SOIL IS IN A WORKABLE CONDITION. CONTRACTOR SHALL COORDINATE INSTALLATION OF SOD WITH COMPLETION OF IRRIGATION SYSTEM. THIS WILL INSURE WATERING OF NEW MATERIAL. DO NOT SET SOD OUT OF SEASON UNLESS SOIL CONDITIONS ARE FAVORABLE AND WRITTEN PERMISSION IS OBTAINED FROM THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SCHEDULING, ORDERING, RECEIVING, STORING, AND INSTALLING OF ALL SODDING MATERIALS.

PART 2. PRODUCTS
SOD: KENTUCKY BLUEGRASS; NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING LESS THAN 5 PLANTS OF OBJECTIONABLE WEEDS PER 100 SQUARE FEET IF NURSERY GROWN OR 10 SUCH PLANTS IF FIELD GROWN

FERTILIZER: COMMERCIALLY MANUFACTURED, GRADE 10-10-10; FURNISHED IN STANDARD CONTAINERS THAT ARE CLEARLY MARKED WITH THE NAME, WEIGHT, AND GUARANTEED ANALYSIS OF THE CONTENTS AND THAT ENSURE PROPER PROTECTION IN TRANSPORTATION AND HANDLING; AND IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL FERTILIZER LAWS AGRICULTURAL LIMESTONE: CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE AND MAGNESIUM CARBONATE COMBINED, 85 PERCENT OF WHICH PASSES A NO. 10 MESH SIEVE.

PART 3. EXECUTION
BEFORE BEGINNING SODDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL, FINAL GRADING, AND REMOVAL OF ANY DEBRIS. HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT. A MINIMUM OF 4 INCHES OF GOOD, CLEAN TOPSOIL SHALL BE SPREAD OVER THE CONSTRUCTION AREA. SCARIFY EACH AREA TO BE SODDED A MINIMUM OF 2 INCHES.

APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY OVER THE SOD BED AT THE RATES SHOWN BELOW. IMMEDIATELY PRIOR TO PLACING SOD, WATER THE SOD BED UNTIL IT IS SATURATED TO A DEPTH OF 1 INCH, AND KEEP IT MOIST UNTIL THE SOD IS PLACED.

A. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET OF 10-10-10

B. AGRICULTURAL LIMESTONE: 40 POUNDS PER 1,000 SQUARE FEET

PLACE SOD AS SOON AS PRACTICAL AFTER ITS REMOVAL FROM POINT OF ORIGIN. KEEP IT MOIST WHILE DISPLACED. PLACE SOD BY HAND SO THAT THE EDGES ARE IN CLOSE CONTACT AND IN A POSITION TO BREAK JOINTS WITH THE LONG DIMENSION PERPENDICULAR TO THE SLOPE. FIT AND POUND THE SOD INTO PLACE WITH A 10 INCHES X 10 INCHES WOOD TAMP OR OTHER SIMILAR IMPLEMENTS. IMMEDIATELY AFTER PLACING THE SOD, THOROUGHLY WET AND ROLL IT. TWO WEEKS AFTER THE SOD IS INSTALLED, TOP DRESS AND THOROUGHLY WATER IT. TOP DRESSING SHALL CONSIST OF THE FOLLOWING:

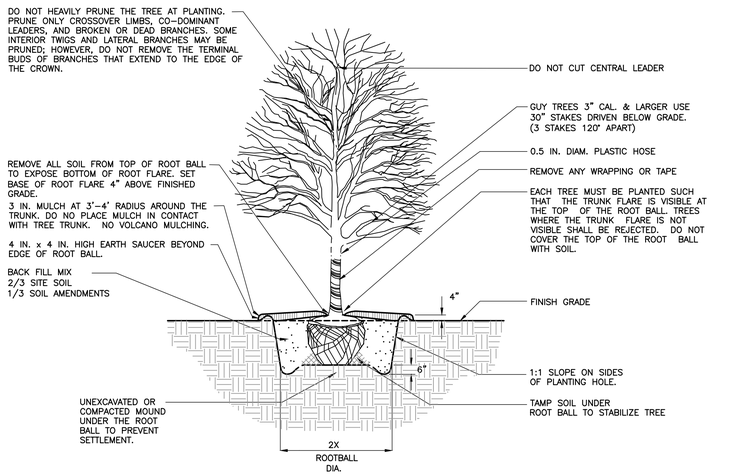
A. 1/2 TO 1 POUND: 38 PERCENT UREA FORMALDEHYDE PER 1,000 SQUARE FEET

B. 20 POUNDS: 6-12-12 PER 1,000 SQUARE FEET

NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SODDED AREAS. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER THE OWNER WILL REVIEW THE SOD FOR ACCEPTANCE 30 DAYS AFTER INSTALLATION, AT WHICH TIME THE MAINTENANCE PERIOD WILL BEGIN AS STATED IN THESE SPECIFICATIONS. THIS ACCEPTANCE BY THE OWNER IS FOR THE PURPOSES OF PAYMENT ONLY.

INSPECTIONS
A. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SOD WITHIN 30 DAYS AFTER INSTALLATION AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEES
A. ESTABLISH AN ACCEPTABLE GROWTH OF THE SPECIFIED SOD ON ALL AREAS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. AN AREA IS CONSIDERED ACCEPTABLE IF THE MAJORITY OF EACH PIECE OF SOD IS ALIVE AND HEALTHY AND GENERALLY FREE FROM WEEDS, INSECT, AND DISEASE.



NOTES:
1. TREES ARE NOT TO BE STAKED.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. REMOVE TOP HALF OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
4. REMOVE ROPE TIES & TOP 1/3 OF BURLAP FROM ROOT BALL AFTER PLANTING.
5. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ARBORTIE OR EQUIVALENT.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

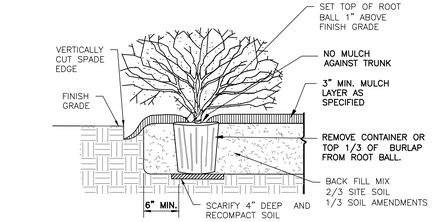
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE STAKED AND GUYED AS DETAILED AND SPECIFIED ONLY IF THE TREE CANNOT STAND ON ITS OWN.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
4. SEE LANDSCAPE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
5. BRANCHING HEIGHT PER PLANTING NOTES AND SPECIFICATIONS.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

2 MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

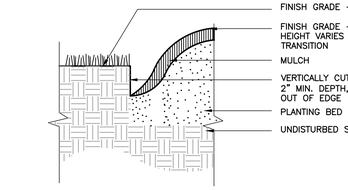
NOTES:
1. SUBGRADE SURFACE TO FREE OF ALL DEBRIS AND CLEAN SOIL FILL. LANDSCAPE ARCHITECT TO APPROVE SUBSOIL CONDITIONS PRIOR TO TOPSOIL PLACEMENT.
2. COMPACT PLANTING SOIL AND SUBSOIL AREAS TO 85% MAX. COMPACTION TO AVOID SETTLEMENT ADJACENT TO PAVEMENTS

3 TOPSOIL BACKFILL DETAIL
NOT TO SCALE



NOTES
1. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.
2. LIMIT AMOUNT OF PRUNING TO ONLY DEAD OR DAMAGED LIMBS. RETAIN THE NATURAL SHAPE OF SHRUB. IF MORE THAN 1/5 OF TOTAL SHRUB FOLIAGE IS PRUNED, PLANT MAYBE REJECTED.

4 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES
1. INSTALL BED EDGE WHEN MULCHED AREAS ABUT LAWN AREAS UNLESS SPECIFIED FOR STEEL EDGING. DO NOT INSTALL UNTIL LAWN IS ESTABLISHED AND SOIL IS FIRM. RE-MULCH EDGE IF SOIL GETS ON PREVIOUSLY INSTALLED MULCH DURING EDGE INSTALLATION.

5 PLANTING BED EDGE DETAIL
NOT TO SCALE

NOTES:
1. MINIMUM TOPSOIL DEPTH IS 4 INCHES.
2. TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
3. TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6-7. PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
4. 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10-10-10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
5. SODDING IS BEST IN THE LATE SUMMER-EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE.
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING SOD IS WATERED DURING ESTABLISHMENT.

6 SOD PLANTING
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION

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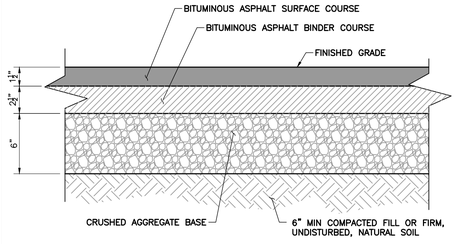
PLANTING DETAILS

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	
APPROVED BY:	PTB
DRAWN BY:	LFD
CHECKED BY:	LFD
	353-116

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER 2010018430
PROFESSIONAL ENGINEER
12/22/2025

DRAWING NO.: C701
SHEET 08 OF 17

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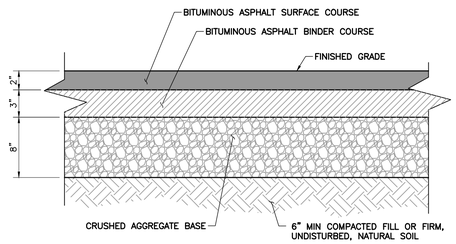


NOTES:

1. PAVEMENT THICKNESS SHOWN PER GEOTECHNICAL REPORT, REFER TO THIS DOCUMENT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS. (SEE GRADING NOTES ON C001).

LIGHT DUTY ASPHALT PAVEMENT (PARKING)

NOT TO SCALE

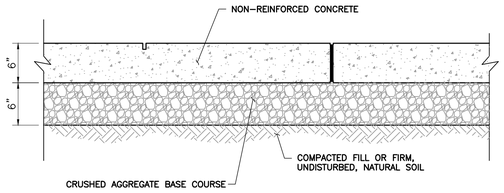


NOTES:

1. PAVEMENT THICKNESS SHOWN PER GEOTECHNICAL REPORT, REFER TO THIS DOCUMENT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS. (SEE GRADING NOTES ON C001)

HEAVY DUTY ASPHALT PAVEMENT (DRIVE AISLE)

NOT TO SCALE

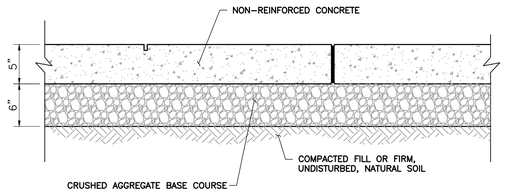


NOTES:

1. PAVEMENT THICKNESS SHOWN PER GEOTECHNICAL REPORT, REFER TO THIS DOCUMENT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS. (SEE GRADING NOTES ON C001)

HEAVY DUTY CONCRETE PAVEMENT DRIVE-THRU LANES, ENTRANCES, TRASH ENCLOSURE PAD)

N.T.S.

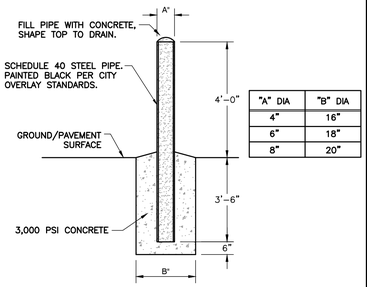


NOTES:

1. PAVEMENT THICKNESS SHOWN PER GEOTECHNICAL REPORT, REFER TO THIS DOCUMENT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS. (SEE GRADING NOTES ON C001)

LIGHT DUTY CONCRETE PAVEMENT (ADA PARKING)

N.T.S.

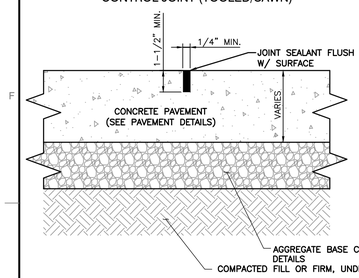


"A" DIA	"B" DIA
4"	16"
6"	18"
8"	20"

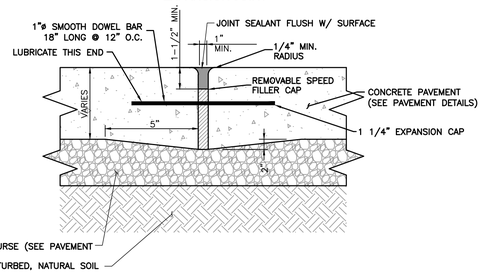
PIPE BOLLARD

N.T.S

CONTROL JOINT (TOOLED/SAWN)



EXPANSION JOINT

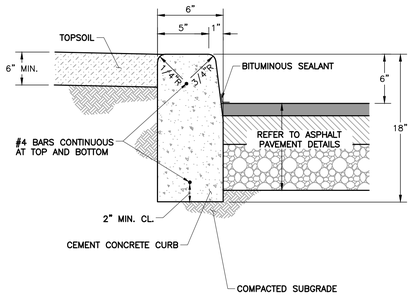


NOTES:

1. MAXIMUM JOINT SPACING SHALL BE 15' CENTER TO CENTER.
1. EXPANSION JOINTS ARE REQUIRED AT ALL LOCATIONS WHERE CHANGE OF MATERIAL OR THICKNESSES OCCUR OR ABUTTING STRUCTURES.

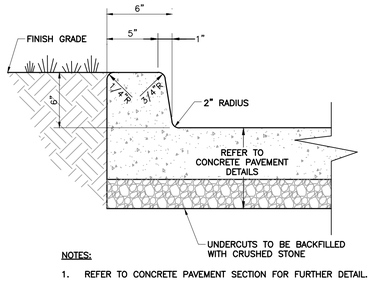
CONCRETE PAVEMENT JOINT DETAILS

NOT TO SCALE



VERTICAL CONCRETE CURB

N.T.S.

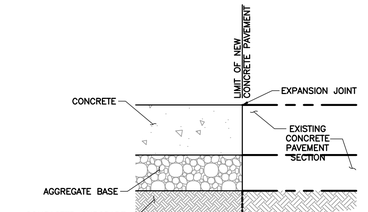


NOTES:

1. REFER TO CONCRETE PAVEMENT SECTION FOR FURTHER DETAIL.

INTEGRAL CONCRETE CURB

N.T.S.

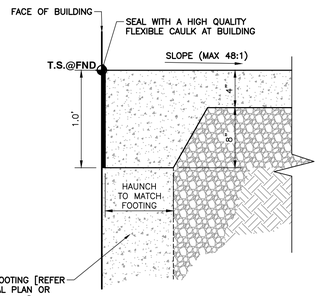


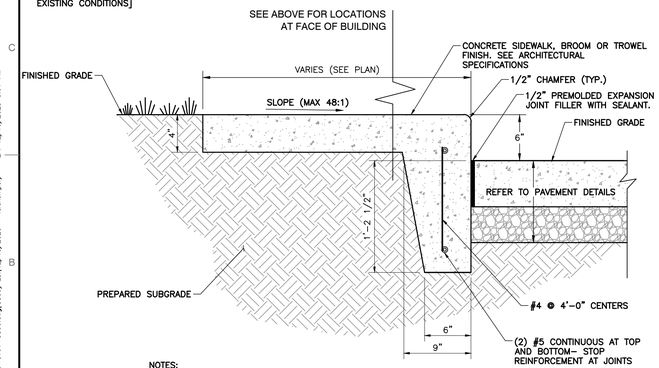
NOTES:

1. REFER TO GEOTECHNICAL REPORT BY SCI ENGINEERING DATED JANUARY 2023 FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS.
2. WHERE APPLICABLE, REPAINT ALL LANE MARKINGS, PARKING STALLS, ETC. WITH PAVEMENT GRADE SOLID WHITE PAINT 4" WIDE.

PAVEMENT SAWCUT

N.T.S.



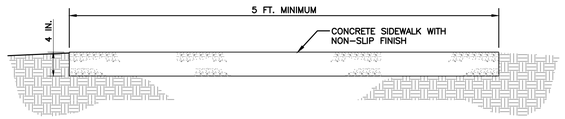


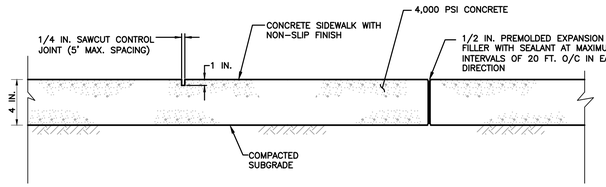
NOTES:

1. PROVIDE 1/2" PREMOLDED EXPANSION JOINT @ 25' ON CENTER.
2. PROVIDE TOOLED CONTRACTION JOINTS AT 5' ON CENTER.

COMBINATION CURB / SIDEWALK

N.T.S.



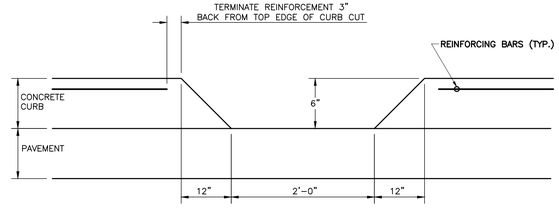


NOTES:

1. PROVIDE AN 8 IN. HAUNCH AND 1/2 IN. EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING.

CONCRETE SIDEWALK

NOT TO SCALE

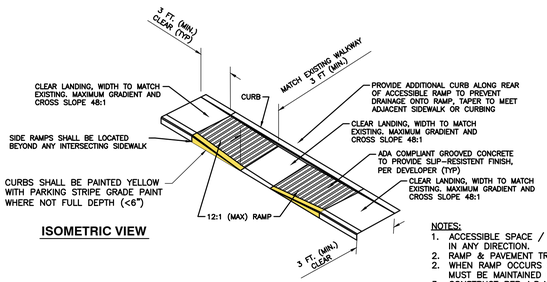


NOTES:

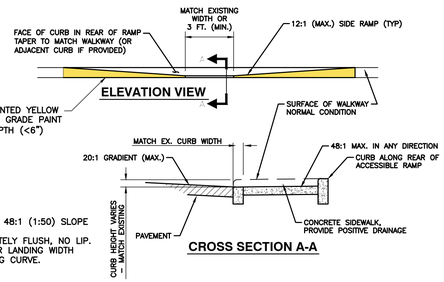
1. PROVIDE REQUIRED LIP WHERE CURB MEETS ROADWAY.

CURB CUT

NOT TO SCALE



ISOMETRIC VIEW



NOTES:

1. ACCESSIBLE SPACE / LOADING AREA: MAXIMUM 48:1 (1:50) SLOPE IN ANY DIRECTION.
2. RAMP & PAVEMENT TRANSITION TO BE COMPLETELY FLUSH, NO LIP.
2. WHEN RAMP OCCURS ON RADII, MINIMUM CLEAR LANDING WIDTH MUST BE MAINTAINED ON SHORTEST SIDE ALONG CURVE.
3. CONSTRUCT PER A.D.A. & LOCAL STANDARDS.

ADA DEPRESSED CURB ACCESSIBLE RAMP

N.T.S

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF MISSOURI WILL BE PERFORMED BY CEC ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE, LLC. ENGINEERING SERVICES PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF IOWA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE, LLC.

1450 Beale Street
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Ph: 314.656.4566
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Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

CONSTRUCTION DETAILS

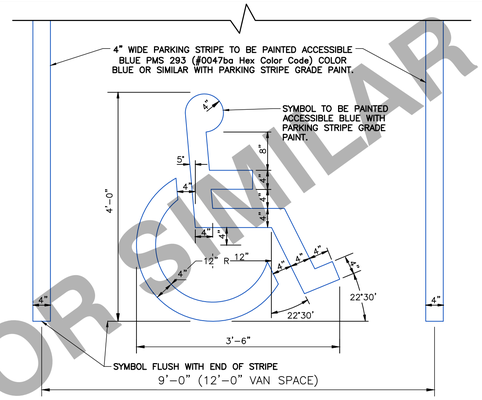
DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO.	
APPROVED BY:	PTB
CHECKED BY:	353-116
DRAWN BY:	LFD
	LFD

STATE OF MISSOURI
PATRICK JOSEPH BENNETT
NUMBER A2-2006028629
PROFESSIONAL ENGINEER
12/22/2025

DRAWING NO.: C800

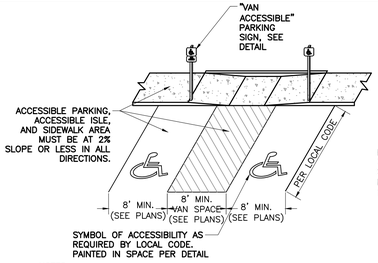
SHEET 09 OF 17

P:\350-005\353-116\-0401\dwg\civil\353116-civil-c800.dwg(C800) LS:(12/19/2025 - ldeisemann) - LP: 12/19/2025 5:01 PM



ADA ACCESSIBLE PARKING SYMBOL

N.T.S



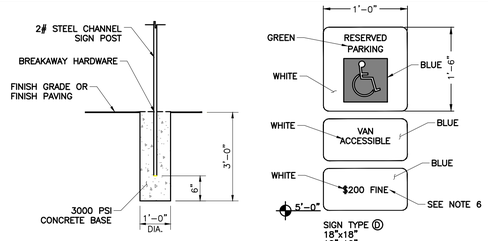
NOTE : ADJUST TO 45°, 60°, 75°, ANGLED PARKING AS SHOWN ON SITE PLAN. MINIMUM REQUIREMENT (G.C. TO VERIFY LOCAL CODES)

NOTES:

1. ALL STRIPING FOR ADA ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
2. ALL ADA PARKING STALL STRIPING, CROSSHATCH, AND SYMBOLS SHALL BE PMS 293 (#0047ba Hex Color Code) COLOR BLUE OR SIMILAR WITH PARKING STRIPE GRADE PAINT.
3. ACCESSIBLE PARKING SPACE AND ACCESSIBLE ISLE: MAXIMUM 2.0% SLOPE IN ANY DIRECTION.
4. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP.
5. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
6. ACCESSIBLE ISLE SHALL BE PAINT STRIPED AT 45° ANGLE, EACH 6" WIDE STRIPE AT 24" ON CENTER.

ADA ACCESSIBLE PARKING SPACE MARKING

N.T.S.

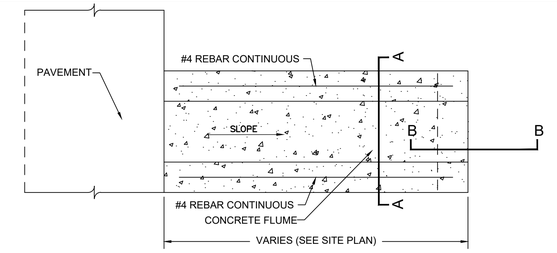


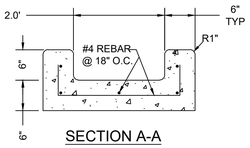
NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" 2. MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELD, 4 PER SIGN.
4. ALL ACCESSIBLE PARKING SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE.
5. FINE AMOUNT SHALL BE DISPLAYED IN ACCORDANCE WITH LOCAL LAW. THE AMOUNT SHOWN HEREON IS REPRESENTATIVE ONLY. COORDINATE POSTING OF FINE AMOUNT WITH LOCAL LAW ENFORCEMENT AGENCY.

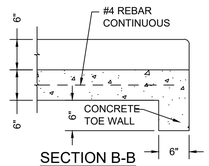
ADA ACCESSIBLE PARKING SIGN

N.T.S





SECTION A-A



SECTION B-B

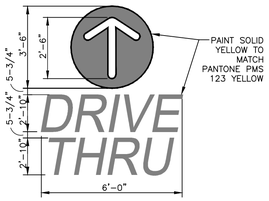
CONCRETE FLUME DETAIL

N.T.S.

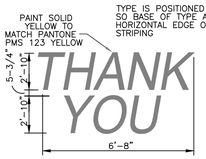
CIRCLE IS POSITIONED HORIZONTALLY CENTERED ABOVE TYPE

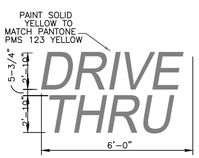
ARROW IS POSITIONED VERTICALLY AND HORIZONTALLY INSIDE OF CIRCLE

ARROW ART KNOCKS OUT SO THAT THE ARROW IS THE COLOR OF THE PAVEMENT



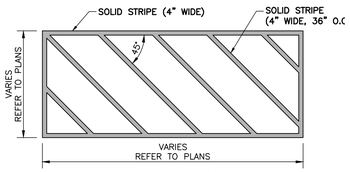
NOTE : ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT





BRANDED PAVEMENT STRIPING

N.T.S



CROSS WALK STRIPING

SOLID PARKING SPACE LINE (4" WIDE)

SOLID CENTER / LANE LINE (6" WIDE)

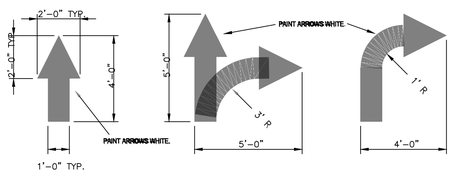


SOLID STOP BAR LINE (24" WIDE)

NOTE:
1. ALL MARKINGS TO BE WHITE UNLESS OTHER WISE NOTED. OR AS DIRECTED BY OWNER.
2. MARKING PAINT TO BE SPECIFIED BY OWNER.

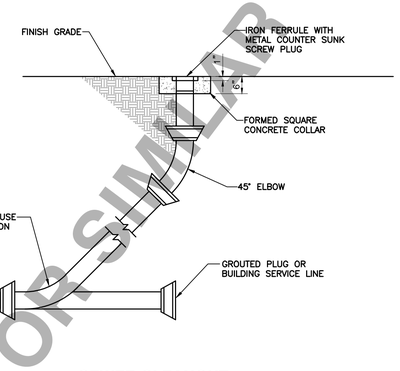
PAVEMENT STRIPING

N.T.S



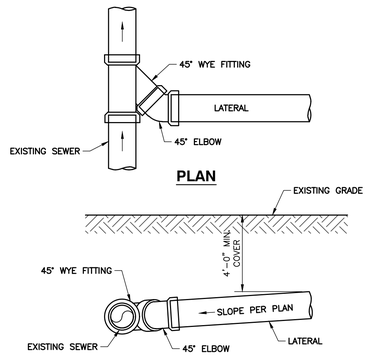
WHITE PAINTED DIRECTIONAL ARROWS

N.T.S



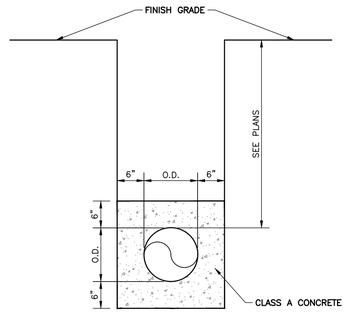
SEWER CLEANOUT

N.T.S.



SANITARY LATERAL CONNECTION DETAIL

N.T.S



STANDARD

CONCRETE ENCASEMENT

N.T.S

OR SIMILAR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. SURVEYING IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC.

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Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

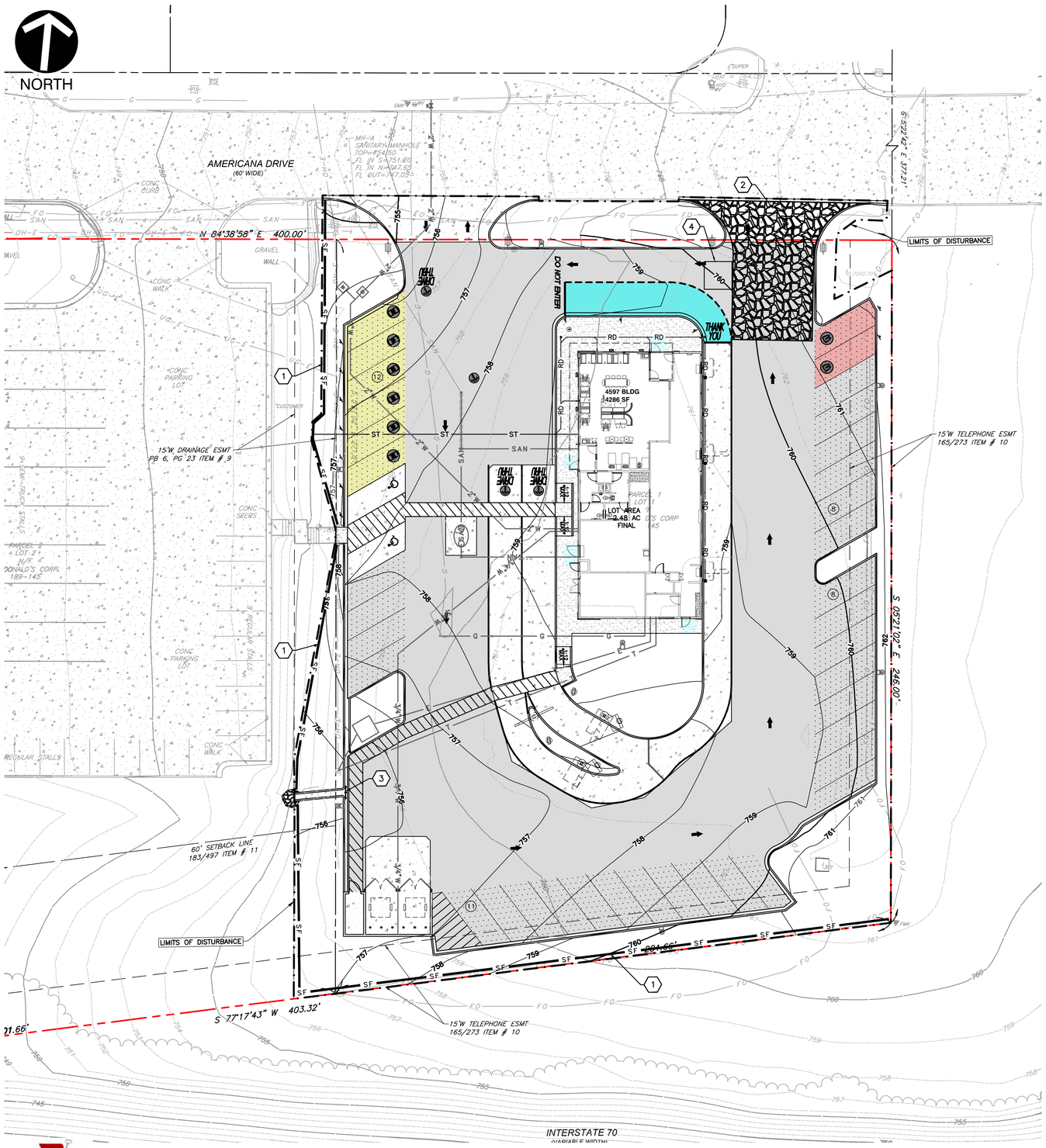
CONSTRUCTION DETAILS

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	353-116
DRAWN BY:	LFD
CHECKED BY:	LFD
APPROVED BY:	PTB

DRAWING NO.:
C801

SHEET 10 OF 17

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER A2010035213
12/22/2025
PROFESSIONAL ENGINEER



GRADING/SEDIMENT & EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE COUNTY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS, AND DRAINAGEWAYS.
2. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
3. ALL FILLED PLACES IN PROPOSED AND EXISTING ROADS (HIGHWAYS) SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90 PERCENT MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). PAVED AREAS IN CUTS SHALL MEET THE SAME COMPACTION REQUIREMENTS. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING OPERATIONS.
4. ALL TRUCKING OPERATIONS SHALL FOLLOW THE APPROVED TRUCKING HAUL ROUTE. CONCRETE TRUCKS SHALL HAVE PROPER WASHOUTS, AS APPROVED BY THE COUNTY INSPECTOR. COUNTY AND STATE ROADS SHALL BE CLEANED AND KEPT CLEAR OF MUD, SEDIMENT, AND ANY OTHER DEBRIS AT ALL TIMES THROUGHOUT CONSTRUCTION.
5. ALL ON-SITE TRASH, LITTER, DISCARDED BUILDING MATERIALS, OTHER CONSTRUCTION SITE WASTES, AND DEBRIS, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
6. DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
7. CONTRACTOR SHALL PROVIDE SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE.
8. CONTRACTOR SHALL PROVIDE THE COUNTY INSPECTOR INFORMATION CONCERNING STORAGE AND HANDLING OF ALL HAZARDOUS AND TOXIC SUBSTANCES BROUGHT ONTO THE SITE. THE CONTRACTOR WILL ADHERE TO APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS, SPILL PREVENTION CONTROL, AND COUNTERMEASURE PLANS FOR CLEAN-UP.
9. ANY WELLS AND/OR SPRINGS WHICH MAY EXIST ON THIS PROPERTY SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE JACKSON COUNTY HIGHWAY DEPARTMENT AND THE BUILDING CODE ENFORCEMENT DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.
10. SOFT SOILS IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS, TRAPS, OR OTHER ESC MEASURES SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR ON ANY STORM SEWER LOCATION. ANY OTHER WET SOILS THAT ARE OUTSIDE THE OPTIMUM MOISTURE RANGE TO OBTAIN THE PROPER COMPACTION SHALL BE AIR DRIED SUFFICIENTLY BEFORE USE AS FILL.
11. A PRE-CONSTRUCTION CONFERENCE MUST BE SCHEDULED WITH THE DIRECTOR OF DEVELOPMENT REVIEW PRIOR TO THE START OF EACH CONSTRUCTION PHASE OF LAND DISTURBANCE ACTIVITY. THE PERMITEE WILL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS, UTILITY CREWS, AND OTHER ENTITIES THAT WILL PERFORM WORK AT THE SITE TO BE IN ATTENDANCE.
12. THE EROSION CONTROL INSPECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR AN INSPECTION OF THE SITE.
13. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%).
14. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A DENSITY SUFFICIENT TO PROVIDE EROSION CONTROL ON THE SITE.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL, AS DETERMINED BY THE COUNTY INSPECTOR.
16. UPON COMPLETION OF STORM SEWERS, SILTATION CONTROL SHALL BE PROVIDED AROUND ALL OPEN SEWER INLETS AND SHALL REMAIN UNTIL THE DISTURBED DRAINAGE AREAS HAVE BEEN PROPERLY STABILIZED.
17. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE RE-ESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
18. TEMPORARY VEGETATION OR OTHER APPROVED SURFACE STABILIZATION METHODS SHALL BE ESTABLISHED WITHIN 14 DAYS WHEN THE SOIL DISTURBANCE HAS CEASED ON AREAS GREATER THAN 2,000 SQ. FT.
19. PERMANENT GRASS MUST BE ESTABLISHED AT A DENSITY SUFFICIENT TO PROVIDE EROSION CONTROL ON THE SITE WITHIN 30 DAYS OF THE COMPLETION OR SUSPENSION OF GRADING OPERATIONS. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE RECOMMENDATION OF THE DIRECTOR OF THE DIVISION OF DEVELOPMENT REVIEW.
20. ALL SILTATION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR BI-WEEKLY, AT A MINIMUM, AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT. FOR DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, ALL INSTALLED BMP'S AND OTHER POLLUTION CONTROL MEASURES SHALL BE INSPECTED FOR PROPER INSTALLATION, OPERATION, AND MAINTENANCE. LOCATIONS WHERE STORMWATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN FOUR CALENDAR DAYS OF THE INSPECTION.
21. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO PUBLIC ROADS SHALL BE ALLOWED.
22. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
23. THIS SITE DOES NOT REQUIRE 404/401 PERMITTING.
24. NO DEWATERING METHODS ARE ANTICIPATED OR PROPOSED FOR THIS PROJECT.
25. NO CONSTRUCTION WASTE OR POTENTIAL POLLUTION SOURCES ARE PROPOSED TO BE STORED ON SITE DURING CONSTRUCTION OR LAND DISTURBANCES.
26. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES (FL DNR) WILL BE REQUIRED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF SAID PERMIT.
27. THE LOSS OF ANY CONTAINED SEDIMENT OR OTHER POLLUTANT REQUIRES IMMEDIATE ACTION WHICH MUST BE DOCUMENTED AND REPORTED TO JACKSON COUNTY.
28. PROPOSED POST CONSTRUCTION SURFACE BMPS SHALL BE CONSTRUCTED AFTER SUBSTANTIAL COMPLETION OF LAND DISTURBANCE ACTIVITIES. ALL POST CONSTRUCTION BMPS ARE TO BE PROTECTED FROM RUNOFF, SEDIMENT, AND DAMAGE DURING CONSTRUCTION ACTIVITIES.
29. THE FOLLOWING SUBMITTALS ARE REQUIRED PRIOR TO TEMPORARY AND PERMANENT SEEDING: 1. SEEDING DATE 2. SEED MIXTURE(S) AND RATE(S), SUPPLIER, PURITY PERCENTAGE 3. MULCHING MATERIAL(S) AND APPLICATION RATE(S) 4. MOWING HEIGHT AND SCHEDULE SEEDED AREAS SHALL BE RE-FERTILIZED 4 WEEKS AFTER INITIAL SEEDING. ALL AREAS IDENTIFIED AS BARE AND SPARSE (LESS THAN 30% GROUND COVER) DURING THE INSPECTION SHALL BE RE-SEEDED AND MULCHED. GRASS SHALL NOT BE CUT UNTIL 4 INCHES OF GROWTH OCCURS.
30. EPA ALLOWABLE NON-STORM WATER DISCHARGES:

WATERLINE FLUSHING
LANDSCAPE IRRIGATION
DIVERTED STREAM FLOWS
RISING GROUND WATERS
UNCONTAMINATED GROUND WATER INFILTRATION
UNCONTAMINATED PUMPED GROUND WATER
FOUNDATION DRAINS
DISCHARGE FROM POTABLE WATER SOURCES
AIR CONDITIONING CONDENSATION
IRRIGATION WATER, SPRINGS
WATER FROM CRAWL SPACE PUMPS
FOOTING DRAINS
LAWN WATERING
INDIVIDUAL RESIDENT CAR WASHING
FLOWS FROM RIPARIAN HABITATS AND WETLANDS
DE-CLORINATED SWIMMING POOL DISCHARGES
STREET WASH WATER
RESIDENTIAL BUILDING WASH WATERS, WITHOUT DETERGENT
DISCHARGES FROM EMERGENCY FIRE FIGHTING ACTIVITIES

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LIMITS OF DISTURBANCE (56,826± SQFT, 1.30± ACRES)
- SF — PROPOSED SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CURB CUT PROTECTION

KEY NOTES (#)

1. PROPOSED SILT FENCE. REFER TO DETAIL ON SHEET C901.
2. PROPOSED CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C901.
3. PROPOSED CURB CUT PROTECTION. REFER TO DETAIL ON SHEET C901.
4. PROPOSED CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C901.

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:

1. REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

THIS PLAN SHALL BE UPDATED AS CONSTRUCTION OCCURS TO INCLUDE ONSITE STORAGE OF POTENTIAL SOURCES OF POLLUTION AND ANY CHANGES OR ADDITIONS TO THE BMPS UTILIZED TO PREVENT POTENTIAL POLLUTANTS FROM DISCHARGE DURING LAND DISTURBANCE ACTIVITIES.

THE EROSION & SEDIMENT CONTROL PLAN, AS AMENDED THROUGHOUT CONSTRUCTION, AND LAND DISTURBANCE PERMITS SHALL BE RETAINED ONSITE BY THE SUPERINTENDENT AT ALL TIMES AND BE AVAILABLE UPON REQUEST. THE SUPERINTENDENT IS RESPONSIBLE FOR THE LOCATION, PROTECTION, AND ACCESSIBILITY OF THESE DOCUMENTS AT ALL TIMES.

SCALE IN FEET
0 20 40

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER A2001008433
PROFESSIONAL ENGINEER
12/22/2025

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

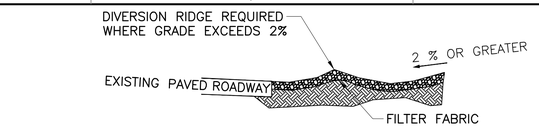
EROSION AND SEDIMENT CONTROL PLAN

DATE:	DECEMBER 19, 2025	DRAWN BY:	LFD
DWG SCALE:	AS SHOWN	CHECKED BY:	LFD
PROJECT NO:			353-116
APPROVED BY:			PTB

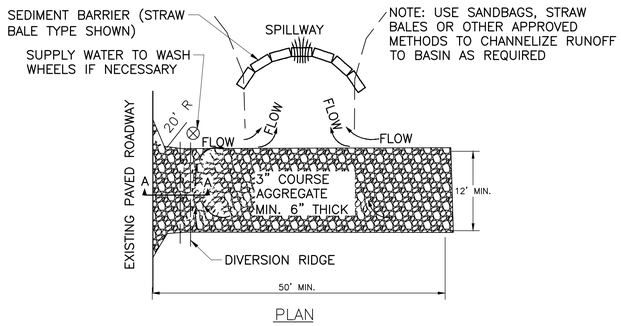
DRAWING NO.: C900

SHEET 11 OF 17

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SECTION A – A



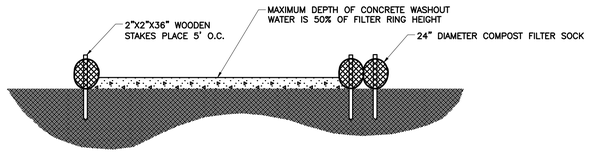
PLAN

NOTES:

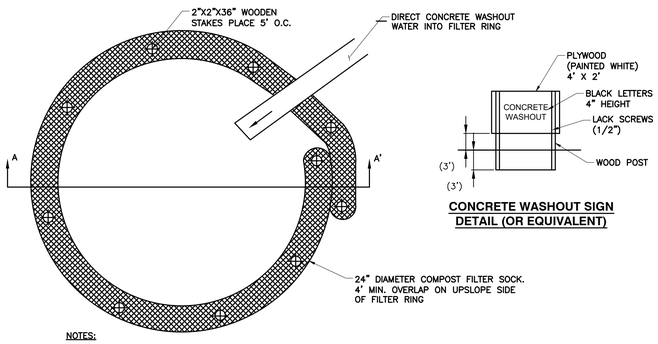
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

N.T.S.



SECTION A-A'



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

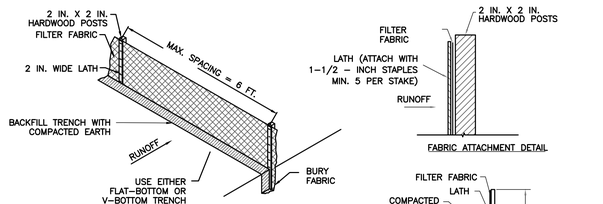
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
4. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

TEMPORARY FILTER SOCK CONCRETE WASHOUT FACILITY

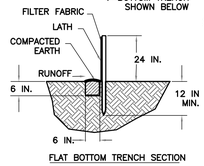
N.T.S.

MISSOURI ONE CALL SYSTEM

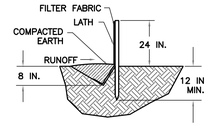


SILT FENCE INSTALLATION

FABRIC ATTACHMENT DETAIL



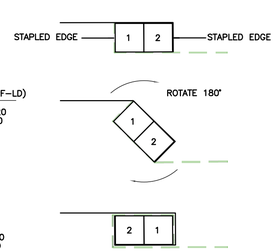
FLAT BOTTOM TRENCH SECTION



V-SHAPED TRENCH SECTION

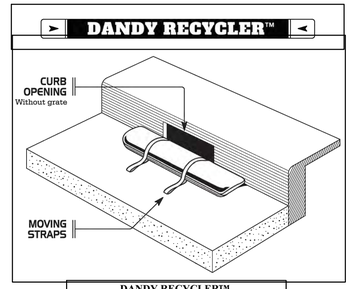
MATERIAL SPECIFICATION

SPECIFICATION	LIGHT DUTY SILT FENCE (SF–LD)
MIN. TENSEL STRENGTH (LBS) ASTM D–4632	WARP – 120 FILL – 100
MAX. ELONGATION (%) ASTM D–4632	40
APPARENT OPENING SIZE MAX. SIEVE SIZE (ASTM D–4751)	#30
MAX. FLOW RATE (GAL/MIN/SF) GDT – 87	25
ULTRAVIOLET STABILITY ASTM D–4632 AFTER 300 HOURS PER ASTM D–4355	80
MIN. BURSTING STRESS (PSI) ASTM D–3786	WARP – 120 FILL – 100
MIN. FABRIC WIDTH (IN)	36 IN.



SILT FENCE

N.T.S.



DANDY RECYCLER™
CURB INLET AND GUTTER PROTECTION
SYSTEM GUIDE SPECIFICATION

1.0 **Description:**

1.1 Work covered under this item consists of installing a Dandy Recycler™ inlet and gutter protection system for inlets, median barrier inlets without grates, and gutters. The purpose is to keep silt, sediment, and construction debris out of the storm system.

2.0 **Material:**

2.1 The Dandy Recycler™ inlet protection system shall be a **sewn in the U.S.A**. fabric unit in the form of a cylindrical tube. Diameter of the tube is nominal 9". Lengths available are 3', 4', 5', 6', and 8'.

2.2 The Dandy Recycler™ is filled with a recycled crumble rubber material or aggregate on the Velcro end of the unit. This work it typically performed by others.

2.3 The Dandy Recycler™ unit shall utilize an orange monofilament fabric that is manufactured in the U.S.A. with the following characteristics:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Tensile Strength	ASTM D4632	lbs	450 x 300
Elongation	ASTM D4632	%	38% x 21%
Trapezoidal Tear	ASTM D4533	lbs	165 x 150
CBR Puncture	ASTM D6241	lbs	1000
HYDRAULIC PROPERTIES:			
Apparent Opening Size (AOS)	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec^{-1}	4.9
Water Flow Rate	ASTM 4491	gal/min/ft^2	365
% Open Area (POA)	COE - 22125-86	%	29
UV Resistance (% Retained @ 2500 hrs)	ASTM D 4355	%	70
Color			Orange[1]

[1]The color orange is a trademark of Dandy Products, Inc.
The property values listed above are effective April 2022 and are subject to change without notice.

3.0 **Installation:**

3.1 Place Dandy Recycler™ inlet protection unit on ground near the inlet, or in the gutter, where it is to be installed.

3.2 For oil and sediment model, to install or replace absorbent, open the Velcro end, and place absorbent inside the unit.

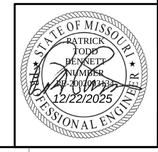
3.3 Using the lifting straps, maneuver the Dandy Recycler™ to the location where it will be used for best protection against silt, sediment, and construction debris out of the storm system.

3.4 Place the unit with no gaps between the adjoining curb or another unit.

4.0 **Maintenance:**

4.1 The contractor shall remove all accumulated sediment and debris from around and within the vicinity of unit after each rain event or as directed by engineer/inspector. Dispose of unit no longer in use at an appropriate recycling or solid waste facility.

4.2 *For oil and sediment model; remove and replace absorbent when near saturation.*



REVISION RECORD

NO	DATE	DESCRIPTION

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

CEC Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

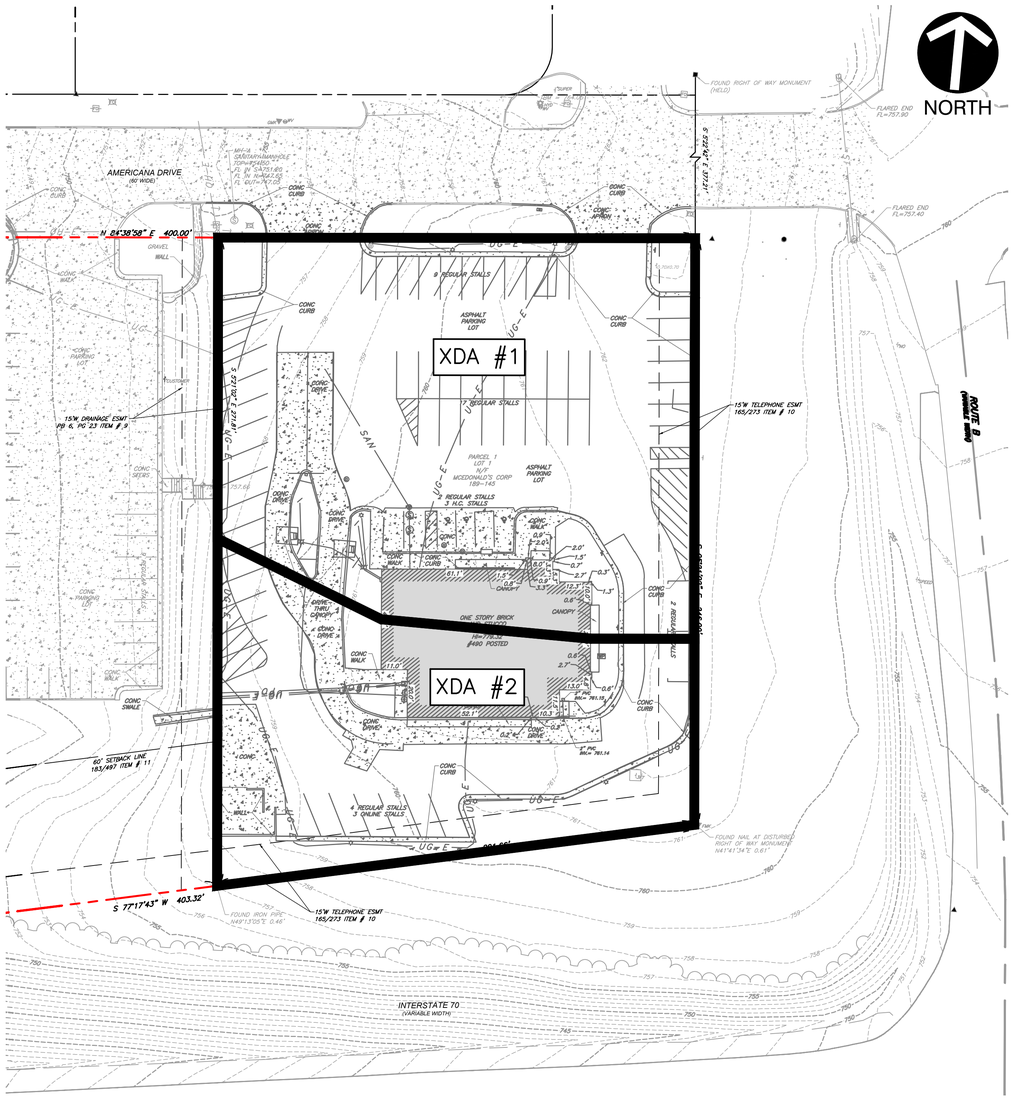
EROSION AND SEDIMENT CONTROL DETAILS

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	
APPROVED BY:	PTB
CHECKED BY:	353-116
DRAWN BY:	LFD

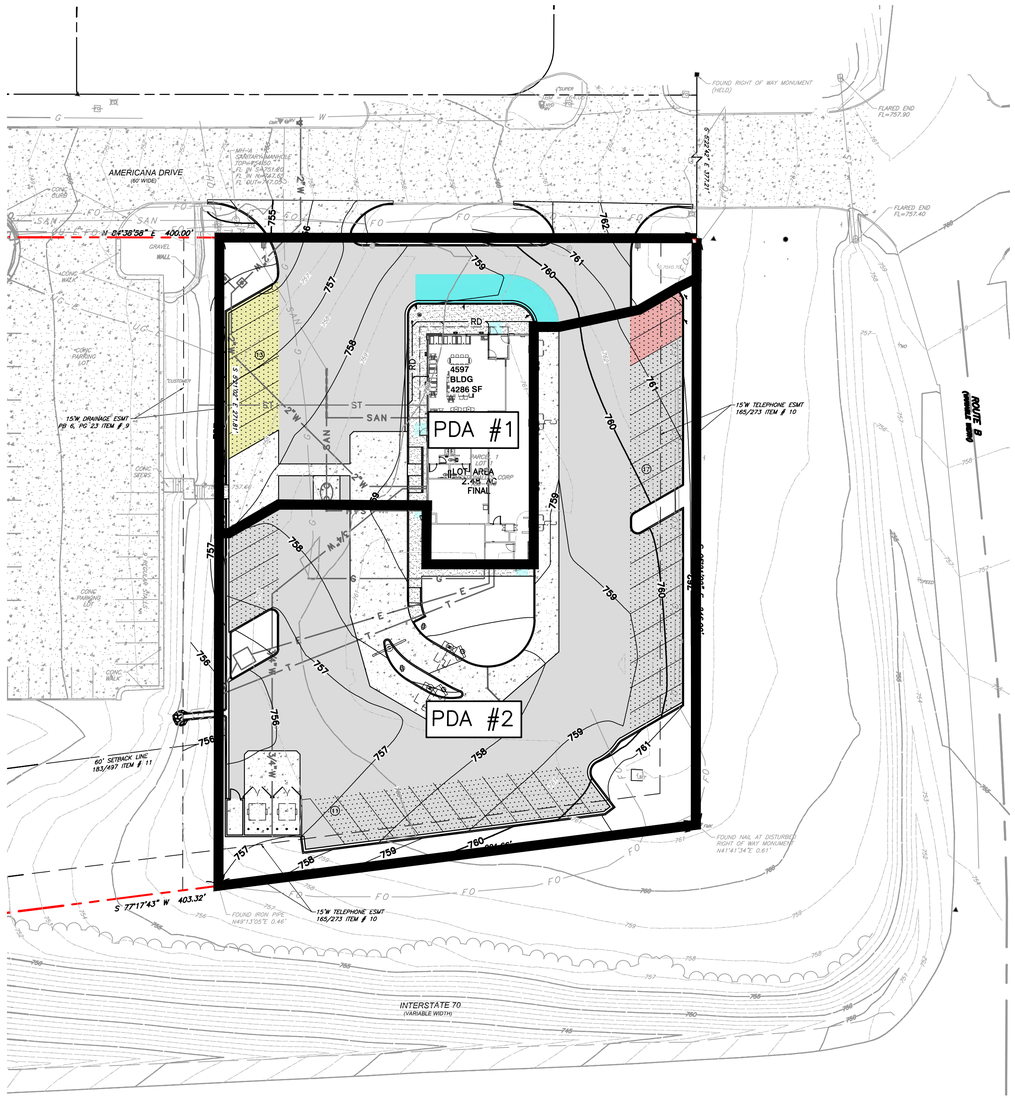
DRAWING NO.: C901

SHEET 12 OF 17

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EXISTING DRAINAGE AREA MAP
SCALE: 1"=30'



PROPOSED DRAINAGE AREA MAP
SCALE: 1"=30'

EXISTING DRAINAGE AREAS (25-YR STORM)								
Drainage Area	Ultimate Runoff Direction	Subareas	Area (SF)	Area (AC)	% IMP	C	I (in/hr)	Q_{25}(cfs)
XDA #1	Northwest/West	IMPERVIOUS	28,597	0.66		0.90		
		PERVIOUS	2,934	0.07		0.20		
		TOTAL	**31,531**	**0.72**	**91%**	**0.83**	**8.30**	**5.02**
XDA #2	Southwest/West	IMPERVIOUS	15,681	0.36		0.90		
		PERVIOUS	4,569	0.10		0.20		
		TOTAL	**20,250**	**0.46**	**77%**	**0.74**	**8.30**	**2.86**
		ON-SITE TOTALS	**51,781**	**1.19**	**86%**	**0.80**	**8.30**	**7.88**

PROPOSED DRAINAGE AREAS (25-YR STORM)								
Drainage Area	Ultimate Runoff Direction	Subareas	Area (SF)	Area (AC)	% IMP	C	I (in/hr)	Q_{25}(cfs)
PDA #1	Northwest/West	IMPERVIOUS	16,432	0.38		0.90		
		PERVIOUS	1,704	0.04		0.20		
		TOTAL	**18,136**	**0.42**	**91%**	**0.83**	**8.30**	**2.88**
PDA #2	Southwest/West	IMPERVIOUS	26,542	0.61		0.90		
		PERVIOUS	7,103	0.16		0.20		
		TOTAL	**33,645**	**0.77**	**79%**	**0.75**	**8.30**	**4.82**
		ON-SITE TOTALS	**51,781**	**1.19**	**83%**	**0.78**	**8.30**	**7.71**

NOTE:

THE RUNOFF CALCULATIONS WERE COMPLETED PER APPENDIX E SECTION II OF THE CITY OF BOONVILLE CODE OF ORDINANCES WHICH STATES THE RATIONAL METHOD SHOULD BE USED FOR DRAINAGE AREAS LESS THAN 200 ACRES. THE RUNOFF COEFFICIENTS USED ARE PER APPENDIX E TABLE 1. THE 25 YEAR INTENSITY USED IS PER APPENDIX E TABLE 4 WHERE THE DURATION IS EQUAL TO TIME OF CONCENTRATION (5 MINUTES). PER THE ABOVE CALCULATIONS, THE OVERALL RUNOFF FROM THE SITE IS BEING REDUCED FROM EXISTING TO PROPOSED CONDITIONS.

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

NOTES:
1. REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER A2010035622
12/22/2025
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING IN THE STATE OF MISSOURI. SURVEYING SERVICES IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSOURI WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
1450 Beale Street
Suite 305
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Ph: 314.656.4566
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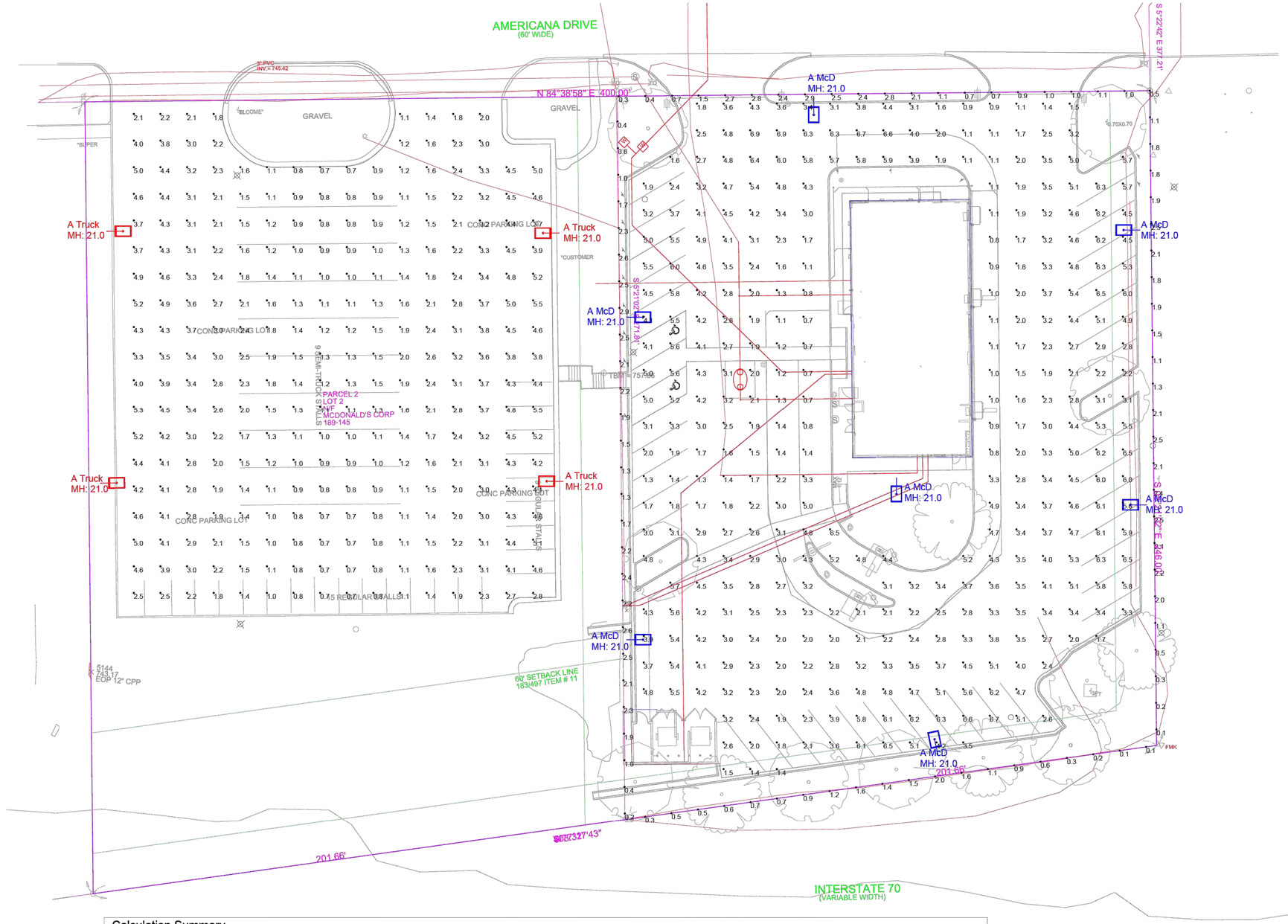
McDONALD'S RESTAURANT
NSN 8043 (024-0281)
490 AMERICANA
BOONVILLE, MO 65233

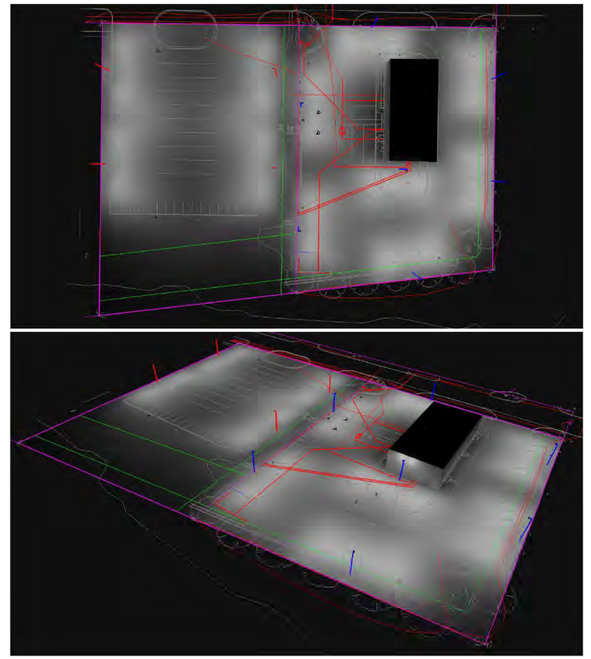
DRAINAGE AREA MAPS

DATE:	DECEMBER 19, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	353-116
APPROVED BY:	PTB
DRAWN BY:	LFD
CHECKED BY:	LFD

DRAWING NO.: **HYD**
SHEET 13 OF 17

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NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.46	6.9	0.7	4.94	9.86
Propertyline	Illuminance	Fc	1.47	2.9	0.1	14.70	29.00
Truck Parking	Illuminance	Fc	2.40	5.5	0.7	3.43	7.86

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	A Truck	Single	0.850	VP-2-320L-210-5K7-4W-UNV-A-PSS	213.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	7	A McD	Single	0.850	VP-2-320L-210-5K7-4W-UNV-A-PSS	213.9	0.607	21	SES-18-40-1-TA-GL-xx (4")

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
024-0281

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING™

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
490 AMERICANA BOONVILLE, MO 65233-975

NATIONAL STORE NUMBER
8043

DATE 12/19/2025

DRAWING NUMBER A252321A.AGI

GENERAL

1. THESE GENERAL NOTES REPRESENT AND/OR SUMMARIZE KEY PROJECT INFORMATION FOR THE DRAWING USER'S CONVENIENCE. HOWEVER, ALL CONSTRUCTION DOCUMENTS SHOULD BE REVIEWED FOR FURTHER DETAILS AND REQUIREMENTS.
2. WHERE REFERENCE IS MADE TO VARIOUS CODES, STANDARDS, AND TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE AS SPECIFIED IN SECTION CODES AND STANDARDS.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
4. TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
5. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
6. FOR PROJECT DIMENSIONAL CONTROL, SEE CIVIL DRAWINGS.
7. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ELECTRICAL PRIOR TO CONSTRUCTION. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS (CAISSONS) WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER UNLESS SPECIFIC PENETRATION DETAILS ARE SHOWN ON DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS AND SCHEDULING/ACCOMMODATING ALL REQUIRED INSPECTIONS PERTAINING TO THE BUILDING PERMITS.
9. SUBMIT SHOP DRAWINGS, PROJECT DATA AND SAMPLES AS SPECIFIED ON CONSTRUCTION DOCUMENTS.
10. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, WHICH IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
11. THIS ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR, THEIR SUBCONTRACTORS, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THESE PERSONS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS WITH THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.
13. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IN SUCH A MANNER TO NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT OF THE AREA.
14. OPTIONS AND ALTERNATES ARE FOR THE CONTRACTOR'S CONVENIENCE. IF AN OPTION OR ALTERNATE IS CHOSEN, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY AND SHALL COORDINATE ALL DETAILS WITH EOR PRIOR TO CONSTRUCTION.
15. THE FOLLOWING ABBREVIATIONS MAY BE USED ON THE DRAWINGS:

ABBREVIATIONS

A ROD	ANCHOR ROD	LB	POUND
A/E	ARCHITECT & ENGINEER	LF	LINEAR FEET
AB	ANCHOR BOLT	LL	LIVE LOAD
ACI	AMERICAN CONCRETE INSTITUTE	LONG	LONGITUDINAL
ADDL	ADDITIONAL		
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	M	MOMENT
ALT	ALTERNATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
APVD	APPROVED	MFD	MANUFACTURED
ARCH	ARCHITECTURAL/ARCHITECT	MFR	MANUFACTURER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	MIN	MINIMUM
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	MISC	MISCELLANEOUS
AWS	AMERICAN WELDING SOCIETY	MTL	METAL
B/	BOTTOM OF	N&F	NEAR AND FAR
BLDG	BUILDING	N/A	NOT APPLICABLE
BM	BEAM	NIC	NOT IN CONTRACT
BOT	BOTTOM	NO	NUMBER
BRG	BEARING	NOM	NOMINAL
BTWN	BETWEEN	NS	NEAR SIDE
		NTS	NOT TO SCALE
C/C	CENTER TO CENTER		
CALC	CALCULATION(S)	OC	ON CENTER
CHKD	CHECKED	OD	OUTSIDE DIAMETER
CIP	CAST-IN-PLACE CONCRETE	OF	OUTSIDE FACE
CL	CENTERLINE	OPNG	OPENING
CLR	CLEAR/CLEARANCE	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN	PCF	POUNDS PER CUBIC FOOT
CONC	CONCRETE	PE	PROFESSIONAL ENGINEER
CONN	CONNECTION	PENE	PENETRATION
CONT	CONTINUOUS	PERIM	PERIMETER
COORD	COORDINATE	PL	PLATE
CP	CONCRETE PIER	PLCS	PLACES
CRSI	CONCRETE REINFORCING STEEL INSTITUTE	PLF	POUNDS PER LINEAR FOOT
CTR	CENTER	PREFAB	PREFABRICATED
CTRD	CENTERED	PROJ	PROJECTION
CU	CUBIC	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
DEG	DEGREES	PT	POINT
DET	DETAIL	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER		
DL	DEAD LOAD	QTY	QUANTITY
(E)	EXISTING	R	RADIUS
EA	EACH	REF	REFERENCE
EF	EACH FACE	REINF	REINFORCING
EL	ELEVATION	REQD	REQUIRED
ELEC	ELECTRICAL	RET	RETURN
ENGR	ENGINEER	REV	REVISION
EOR	ENGINEER OF RECORD		
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EW	EACH WAY	SHT	SHEET
		SIM	SIMILAR
FDN	FOUNDATION	SL	SLOPE
FF	FINISHED FLOOR	SPCS	SPACES
FFE	FINISHED FLOOR ELEVATION	SPEC(S)	SPECIFICATION(S)
FG	FINISHED GRADE	SQ	SQUARE
FIN	FINISH	SS	STAINLESS STEEL
FND	FOUNDATION	STD	STANDARD
FRMG	FRAMING	STL	STEEL
FRP	FIBER REINFORCED PLASTIC	STRUCT	STRUCTURAL
FS	FAR SIDE	SYM	SYMMETRICAL
FT	FOOT		
FTG	FOOTING	T/	TOP OF
		T&B	TOP AND BOTTOM
GA	GAGE, GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED (HOT DIP)	THK	THICK
		THRU	THROUGH
(H)	HORIZONTAL BEAM ORIENTATION	TP	TOE PLATE
HORIZ	HORIZONTAL	TRANS	TRANSVERSE
HP	HIGH POINT	TYP	TYPICAL
HR	HANDRAIL		
HSB	HIGH STRENGTH BOLT	UL	UNDERWRITERS LABORATORIES
		UNO	UNLESS NOTED OTHERWISE
IF	INSIDE FACE		
IBC	INTERNATIONAL BUILDING CODE	VERT	VERTICAL
ICC	INTERNATIONAL CODE COUNCIL	VIF	VERIFY IN FIELD
ICF	INSULATED CONCRETE FORM		
ID	INSIDE DIAMETER	W/	WITH
IN	INCH	W/O	WITHOUT
INT	INTERIOR	WCJ	WALL CONTROL JOINT
		WP	WORKING POINT
K	KIP(S)	WS	WATERSTOP
KB	KNEE BRACE	WWR	WELDED WIRE REINFORCEMENT
KSF	KIPS PER SQUARE FOOT		
KSI	KIPS PER SQUARE INCH	YD	YARD

CODES & STANDARDS

1.	IBC 2006:	INTERNATIONAL BUILDING CODE [CITE STATE SPECIFIC BUILDING CODE AS APP.]
2.	ASCE 7-05:	MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
3.	MNL-66-20:	ACI DETAILING MANUAL
4.	ACI 117-10:	SPECIFICATION FOR TOLERANCES FOR CONCRETE
5.	ACI 301-20:	STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE
6.	ACI 318-05:	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
7.	ACI 347-25:	STANDARD SPECIFICATION FOR FORMWORK FOR CONCRETE
8.	CRSI-24:	MANUAL OF STANDARD PRACTICE
9.	ASTM A615-24:	STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON STEEL BARS FOR CONCRETE REINFORCEMENT
10.	ASTM C150-24:	STANDARD SPECIFICATION FOR PORTLAND CEMENT

DESIGN CRITERIA

RISK CATEGORY — I (II FOR LIGHT POLE)

1. DEAD LOADS (ASSUMED)

A.	CANOPY	750 LBS
B.	DRIVE-THRU GATEWAY	576 LBS
C.	DIRECTIONAL SIGN	500 LBS
D.	PRE-BROWSE MENU	500 LBS
E.	DIGITAL MENU BOARD	500 LBS
F.	FLAGPOLE	830 LBS
G.	LIGHT POLE	200 LBS

2. SNOW LOADS

A.	GROUND SNOW LOAD	20 PSF
B.	EXPOSURE FACTOR	0.9
C.	THERMAL FACTOR	1.2
D.	ROOF SNOW LOAD	18.4 PSF

3. WIND LOADS

A.	ULTIMATE WIND SPEED (3-SECOND GUST)	90 MILES PER HOUR
B.	EXPOSURE	C
C.	BUILDING CLASSIFICATION	SOLID FREESTANDING WALLS & SOLID SIGNS

NOTES:
1. VEHICULAR IMPACT AND SEISMIC LOAD WERE EXCLUDED FROM DESIGN CRITERIA.
2. SIGN AND POLE DEAD LOADS WERE CONSERVATIVELY ASSUMED TO CHECK BEARING PRESSURE.

FOUNDATION NOTES

1. FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING GEOTECHNICAL REPORT (SUPPLIED BY OWNER)
   - A. PREPARER: ECS MIDWEST, LLC
   - B. REPORT/PROJECT NUMBER: 16:15801
   - C. REPORT DATE: 8-8-2025
2. THE DESIGN PARAMETERS WERE PROVIDED FOR SOIL PROPERTIES AS NOTED BELOW:
   - A. BEARING CAPACITY: 5000 PSF (ALLOWABLE)
   - B. DENSITY OF SOIL & BACKFILL: 120 PCF
   - C. FROST DEPTH: 3 FT
   - D. PASSIVE LATERAL SOIL PRESSURE: 300 PSF/FT
3. GEOTECHNICAL ENGINEER TO BE RETAINED BY OWNER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION. INSPECTION AND TESTING REPORT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
4. PREPARE FOUNDATION SUBGRADE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER OR NOT ADDITIONAL GEOTECHNICAL INFORMATION IS REQUIRED AND TO PROVIDE SUCH INFORMATION AS HE/SHE DEEMS NECESSARY.
6. PRIOR TO PLACEMENT OF CONCRETE, CONTRACTOR SHALL CONFIRM ALL FOUNDATION EMBED ITEMS – PIPES SLEEVES, STEEL PLATES, INSERTS, ETC., ARE IN PLACE.
7. ENSURE EXCAVATION IS FREE OF STANDING WATER, ICE, DEBRIS, ETC. PRIOR TO PLACING CONCRETE.

EXCAVATIONS

1. EXCAVATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SHORING OR SLOPING OF EXCAVATIONS TO MEET OSHA REQUIREMENTS. DESIGN OF SHORING IS THE CONTRACTORS RESPONSIBILITY. EXCAVATIONS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
3. BLASTING IS NOT PERMITTED.
4. ANY SURFACES DISTURBED DURING CONSTRUCTION SHALL BE GRADED TO MATCH SITE GRADING DRAWINGS.
5. POSITIVE SITE DRAINAGE SHALL BE PROVIDED AT ALL TIMES SO THAT WATER IS NOT ALLOWED TO POND IN EXCAVATIONS OR NEAR FOUNDATIONS.

STRUCTURAL CONCRETE

1. CONCRETE WORK SHALL FOLLOW THE PRACTICES AND STANDARDS SPECIFIED IN SECTION CODES AND STANDARDS.
2. CONCRETE PROPERTIES:
   - A. ALL CONCRETE SHALL CONFORM TO ASTM C94
   - B. ALL AGGREGATES SHALL CONFORM TO ASTM C33 (NORMAL-WEIGHT) & ACI 302.1
   - C. ALL CONCRETE SHALL BE CURED IN CONFORMANCE WITH ACI 301
   - D. ALL CONCRETE FORMWORK SHALL CONFORM WITH ACI 347
3. ADDITION OF WATER TO THE BATCH FOR MATERIAL WITH INSUFFICIENT SLUMP WILL NOT BE PERMITTED, UNLESS THE SUPPLIER HAS SPECIFICALLY WITHHELD WATER FROM THE BATCH AT THE PLANT. IN SUCH CASE, THE MIX DESIGN AND TRUCK TICKET MUST CLEARLY STATE THE MAXIMUM AMOUNT OF WATER THAT CAN BE ADDED TO THE BATCH ON SITE. IN NO CASE SHALL THE DESIGN WATER TO CEMENTITIOUS MATERIAL RATIO BE EXCEEDED.
4. AGGREGATES DETERMINED TO BE ALKALI-CARBONATE REACTIVE (ACR), IN ACCORDANCE WITH ASTM C1778, ARE NOT PERMITTED.
5. CONTRACTOR TO SUBMIT ALL PROPOSED CONCRETE ADMIXTURES TO EOR FOR APPROVAL.
6. CONTRACTOR AND REDI-MIX SUPPLIER SHALL SELECT A TARGET SLUMP FOR THE POINT OF DELIVERY FOR CONCRETE MIXTURES USED FOR THIS PROJECT. SELECTED TARGET SLUMP SHALL NOT EXCEED 9 INCHES. CONCRETE SHALL NOT SHOW VISIBLE SIGNS OF SEGREGATION. THE TARGET SLUMP INDICATED ON THE SUBMITTAL SHALL BE USED AS THE BASIS FOR ACCEPTANCE DURING THE PROJECT. DETERMINE THE SLUMP BY ASTM C143/C143M. SLUMP TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 117.
7. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED TO BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, SLAB EDGES, REINFORCING, KEYS, ETC. MECHANICALLY VIBRATE ONLY THE TOP 5 FEET OF DRILLED PIER CONCRETE. REVIBRATE TOP OF DRILLED PIER 15 MINUTES AFTER PLACING CONCRETE.
8. WHERE SPECIFIED, VERTICAL CONCRETE SURFACES ARE TO BE FORMED.
9. ALL EXPOSED HORIZONTAL CONCRETE CORNERS SHALL HAVE A 3/4" CHAMFER OR ROUNDED TOOLED EDGE. TOPS OF PIERS SHALL BE SLOPED TOWARD OUTWARD EDGE TO PREVENT POOLING OF WATER.
10. THE REQUIREMENTS OF MECHANICAL, ELECTRICAL AND PLUMBING FOR EMBEDDED ITEMS INCLUDING PIPE, CONDUIT, EMBEDDED STEEL, AND BOLTS ARE TO BE CHECKED PRIOR TO EACH CONCRETE POUR. VERIFY ALL ANCHOR BOLT LOCATIONS AND EQUIPMENT OPENINGS AGAINST CERTIFIED VENDOR DRAWINGS.
11. ALL CONCRETE SHALL CURE A MINIMUM OF 7 DAYS AFTER POURING, AND SHALL REMAIN UNLOADED UNTIL CONCRETE HAS REACHED 80% OF THE 28 DAY DESIGN STRENGTH, UNLESS APPROVED BY THE ENGINEER OF RECORD.
12. UNLESS OTHERWISE SPECIFIED, CONCRETE TEMPERATURE AS DELIVERED SHALL NOT EXCEED 95 DEGREES FAHRENHEIT NOR BE LESS THAN 55 DEGREES FAHRENHEIT FOR SECTION SIZE <12", 50 DEGREES FAHRENHEIT FOR 12" – 36". TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED THESE VALUES BY MORE THAN 20 DEGREES FAHRENHEIT.
13. CONTRACTOR TO SELECT A TARGET SLUMP BASED ON ASTM C143 AS PERMITTED UNDER ACI 301.
14. ALKALI-SILICA REACTION – COMPLY WITH ONE OF THE FOLLOWING:
   - A. EXPANSION RESULT OF AGGREGATE: NOT MORE THAN 0.04 PERCENT AT ONE-YEAR WHEN TESTED IN ACCORDANCE WITH ASTM 1293.
   - B. EXPANSION RESULTS OF AGGREGATE AND CEMENTITIOUS MATERIALS IN COMBINATION: NOT MORE THAN 0.10 PERCENT AT AN AGE OF 16 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C1567.
   - C. ALKALI CONTENT IN CONCRETE: NOT MORE THAN 4 LB/YD³ FOR MODERATELY REACTIVE AGGREGATE OR 3 LB/YD³ FOR HIGHLY REACTIVE AGGREGATE, WHEN TESTED IN ACCORDANCE WITH ASTM C1293 AND CATEGORIZED IN ACCORDANCE WITH ASTM C1778, BASED ON ALKALI CONTENT BEING CALCULATED IN ACCORDANCE WITH ACI 301 (ACI 301M).

CONCRETE MIX REQUIREMENTS

CONCRETE TYPE	28 DAY COMPRESSIVE STRENGTH (f'c, PSI)	AIR CONTENT (+/- 1.5%) (AE=AIR ENTRAINED)	MAX W/C RATIO	MAX NOM AGG SIZE (IN)	CEMENT TYPE	FLYASH % (OF TOTAL CEMENT)	EXPOSURE CLASSES
ALL CONCRETE (UNO)	4,500	6.0%	0.45	3/4	I/II	10-20	F2, S0, W1, C1

ANCHOR RODS & EMBEDDED STEEL

1. ALL STEEL ITEMS EMBEDDED IN CONCRETE INCLUDING ANCHOR RODS SHALL BE PLAIN UNLESS NOTED OTHERWISE ON DESIGN DRAWINGS.
2. ANCHOR BOLTS SHALL BE PRE-TENSIONED TO THE VALUES GIVEN ON THE DESIGN DRAWINGS WHERE SHOWN. OTHERWISE TIGHTEN TO SNUG-TIGHT CONDITION AS DEFINED BY AISC.

REINFORCING STEEL

1. REINFORCING STEEL SHALL FOLLOW THE PRACTICES AND STANDARDS SPECIFIED IN SECTION CODES AND STANDARDS.
2. TYPICAL REINFORCING BAR STRENGTHS
   - A. REINFORCING (NON-WELDABLE) — ASTM A615, DEFORMED, Fy= 60 KSI (420 MPa)
3. CONCRETE COVER FOR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 OR ACI 350, UNLESS OTHERWISE NOTED.
4. DETAILING, FABRICATION, SUPPORT, AND PLACING OF ALL BARS SHALL BE PER CRSI SPECIFICATIONS/HANDBOOKS AND THE LATEST ACI CODES AND DETAILING MANUALS.
5. ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONCRETE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.
6. REINFORCING BAR SPACINGS GIVEN ARE MAXIMUM ON CENTERS.
7. REINFORCING BAR HOOKS AND BENDS SHALL BE ACI STANDARD DIMENSIONS, UNLESS NOTED OTHERWISE.
8. REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL DAMAGE THE MATERIAL. BARS WITH KINKS OR IMPROPER BENDS SHALL NOT BE USED. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT, EXCEPT AS SHOWN ON THE DRAWINGS OR AS PERMITTED BY THE ENGINEER.
9. NO REINFORCING STEEL SHALL BE FIELD BENT WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. FIELD BENDING OF PLAIN REINFORCEMENT, IF PERMITTED, SHALL BE PERFORMED USING AN APPROVED AND APPROPRIATE SIZED PORTABLE HYDRAULIC DEVICE THAT MAKES ACI STANDARD RADIUS BENDS. NO OTHER FIELD BENDING METHOD SHALL BE PERMITTED.
10. REINFORCING LAP SPLICES IN CONCRETE SHALL BE PER TYPICAL DETAILS UNLESS NOTED OTHERWISE. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
11. ALL SPLICING OF REINFORCING BARS SHALL BE DONE BY LAPPING UNLESS OTHERWISE APPROVED. BARS SPLICED BY NON CONTACT LAP SPLICES IN FLEXURAL MEMBERS SHALL NOT BE SPACED TRANSVERSELY FARTHER APART THAN ONE-FIFTH THE REQUIRED SPLICE LENGTH NOR 6 INCHES.
12. LAP SPLICE LENGTHS FOR DEFORMED BARS SHALL BE ACI 318 CLASS B TENSION LAP SPLICES UNLESS OTHERWISE NOTED ON DESIGN DRAWINGS.
13. LAP SPLICES FOR ADJACENT BARS SHALL BE STAGGERED. STAGGERED SPLICE REQUIREMENTS DO NOT APPLY TO BEAMS AND COLUMNS.
14. ALL SPLICES NOT DETAILED ON DESIGN DRAWINGS SHALL BE TAKEN AS TENSION LAP SPLICES.
15. ALL REINFORCING BARS AT REENTRANT CORNERS SHALL EXTEND FOR THE FULL BAR DEVELOPMENT LENGTH PAST THE CORNERS UNLESS NOTED.

CONCRETE DEVELOPMENT/LAP SPLICE SCHEDULE (f'c = 4.5 KSI)

BAR SIZE	DEVELOPMENT LENGTH (IN)	LAP SPLICE LENGTH, CLASS B (IN)
4	18	24
5	23	30
6	27	35
7	40	51

*BAR TYPE 1 – CLEAR SPACING OF BARS BEING DEVELOPED OR LAP SPLICED NOT LESS THAN Db, CONCRETE COVER NOT LESS THAN Db, AND STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN THE CODE MINIMUM.

SHOP DRAWINGS & SUBMITTALS

1. THE GENERAL CONTRACTOR WILL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMISSION. ANY SHOP DRAWINGS OF PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW.
2. ANY SHOP DRAWINGS NOT CHECKED AND INITIALED BY THE SUPPLIER/DETAILER PRIOR TO SUBMITTING FOR ARCHITECTURAL AND ENGINEERING REVIEW, WILL BE RETURNED WITHOUT REVIEW.
3. THE CEC CONSTRUCTION DOCUMENTS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS, UNLESS APPROVED BY THE ENGINEER OF RECORD.
4. ELECTRONIC FILES OF CONSTRUCTION DOCUMENTS WILL NOT BE MADE AVAILABLE FOR USE AS SHOP DRAWINGS.
5. REFER TO INDIVIDUAL NOTES SECTIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.

STATE OF MISSOURI — PATRICK TODD BENNETT — NUMBER 2019040660 — PROFESSIONAL ENGINEER — 12/22/2025

REVISION RECORD

NO.	DATE	DESCRIPTION

3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN 00000 (024-0281)
400 AMERICANA
BOONVILLE, MO 65233

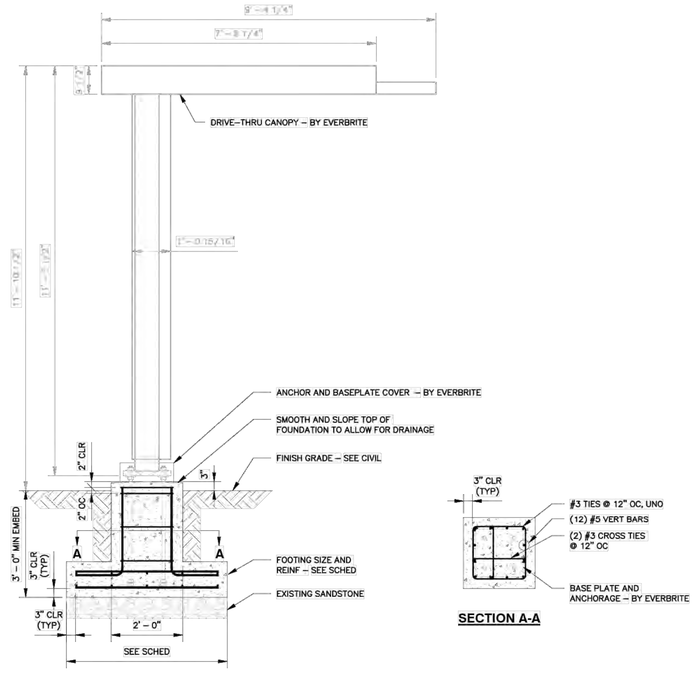
STRUCTURAL GENERAL NOTES

DATE:	NOVEMBER 2025
DRAWN BY:	RL
CHECKED BY:	DRAFT
DWG SCALE:	NTS
PROJECT NO:	353-116
APPROVED BY:	DRAFT

DRAWING NO.: **S100**

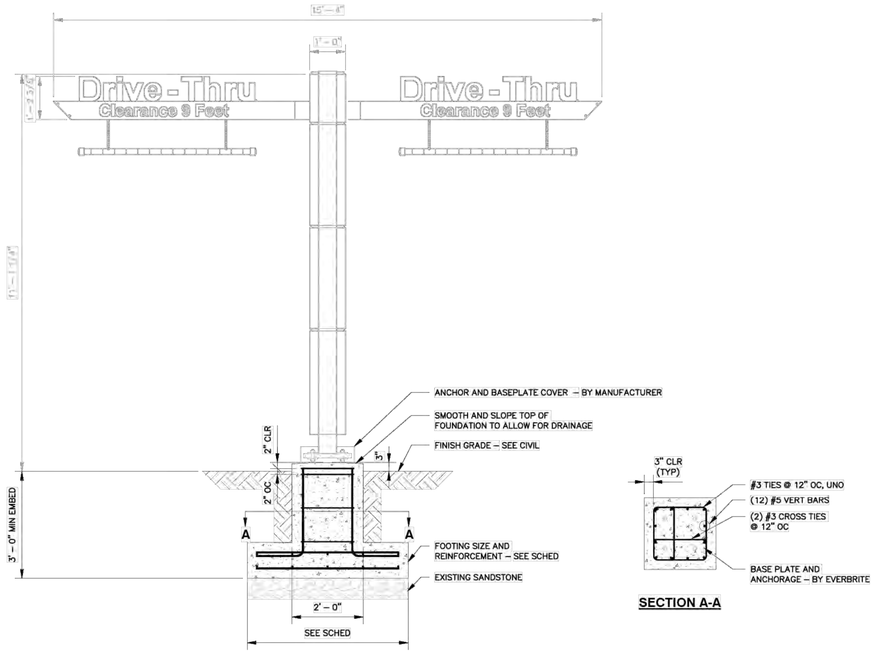
SHEET 15 OF 17

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SECTION A-A

1 S200 DRIVE-THRU CANOPY CAISSON DETAIL
1/2" = 1'–0"



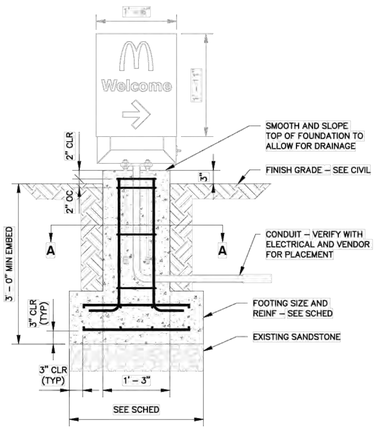
SECTION A-A

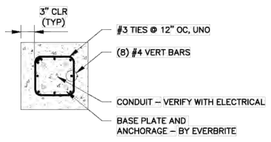
2 S200 DOUBLE ARM GATEWAY CAISSON DETAIL
1/2" = 1'–0"

FOOTING SCHEDULE		
SIGN / STRUCTURE	**DIMENSIONS (L x W x D)**	**REINFORCEMENT**
CANOPY	4'-6" x 4'-6" x 1'-0"	#5 @ 12" OC EW T&B
GATEWAY	4'-6" x 4'-6" x 1'-0"	#5 @ 12" OC EW T&B
DIRECTIONAL	2'-6" x 2'-6" x 1'-0"	#4 @ 8" OC EW T&B

FOUNDATION NOTES

1. SEE CIVIL FOR FOUNDATION LOCATIONS.
2. CONTRACTOR SHALL COORDINATE ALL ELEVATIONS AND GRADING WITH CIVIL DRAWINGS AND NOTIFY THE EOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE ALL ANCHORAGE WITH EVERBRITE AND NOTIFY THE EOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO ENSURE THAT FOUNDATIONS MEET MINIMUM DEPTH REQUIREMENTS AND ARE BEARING ON COMPETENT ROCK.





SECTION A-A

3 S200 DIRECTIONAL SIGN CAISSON DETAIL
3/4" = 1'–0"

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NO.	DATE	DESCRIPTION

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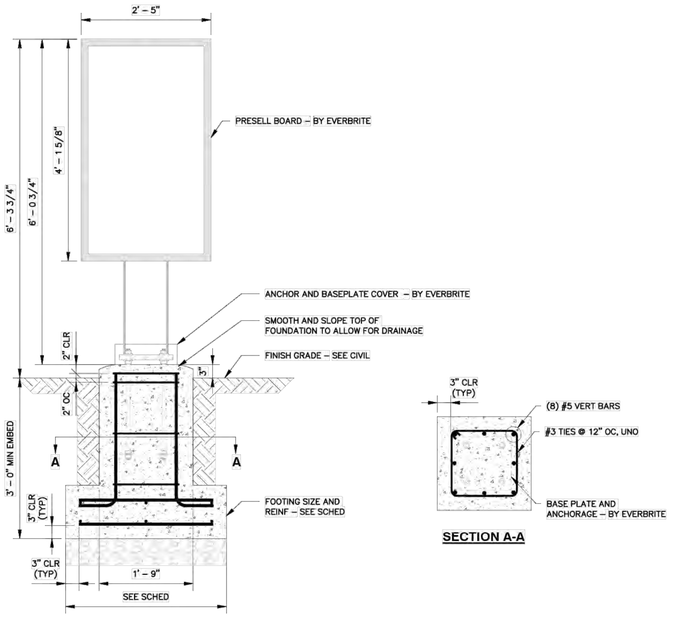
STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER 2014019933
12/22/2025
PROFESSIONAL ENGINEER

STRUCTURAL FOUNDATION DETAILS

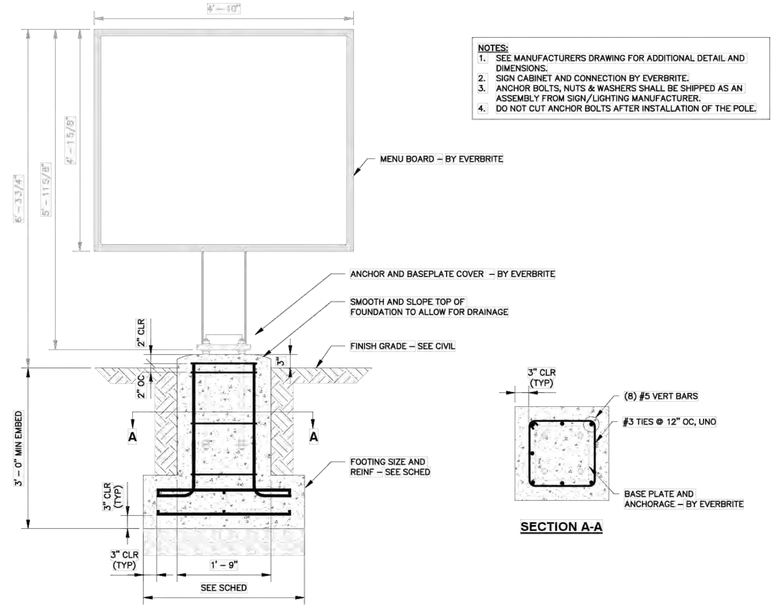
DATE:	NOVEMBER 2025
DWG SCALE:	As indicated
PROJECT NO:	353-116
APPROVED BY:	DRAFT
DRAWN BY:	RL
CHECKED BY:	DRAFT

DRAWING NO.:
S200
SHEET 16 OF 17

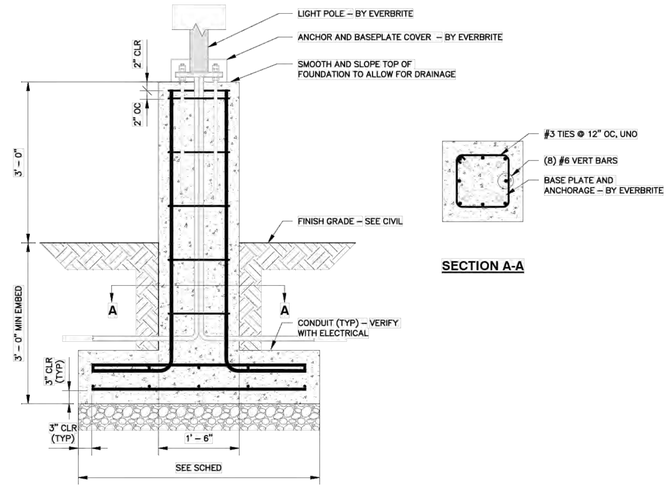
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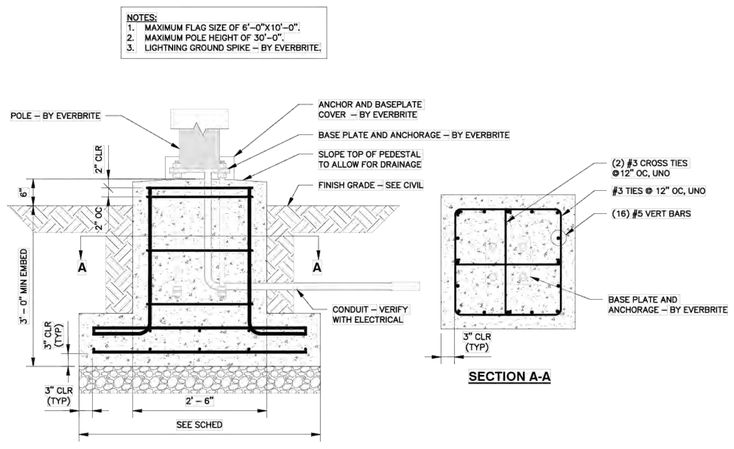
1 S201 DIGITAL PRE-BROWSE BOARD CAISSON DETAIL
3/4" = 1'–0"



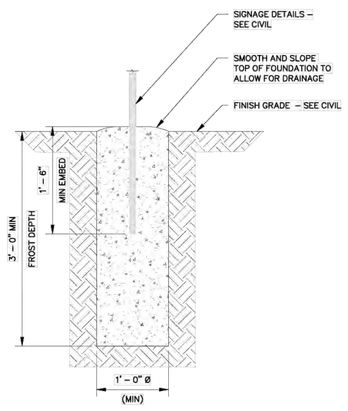
2 S201 DIGITAL MENU BOARD CAISSON DETAIL
3/4" = 1'–0"



3 S201 LIGHT POLE CAISSON DETAIL
3/4" = 1'–0"

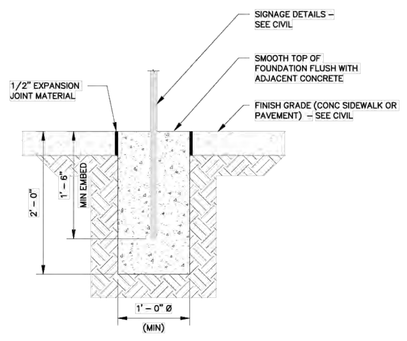


4 S201 BOLTED FLAG POLE CAISSON
3/4" = 1'–0"



FINISH GRADE - SOIL/GRASS/ASPHALT

5 S201 TYPICAL SIGNPOST FOUNDATION
1" = 1'–0"



FINISH GRADE - CONCRETE

FOOTING SCHEDULE

SIGN / STRUCTURE	DIMENSIONS (L x W)	REINFORCEMENT
MENU BOARD	3'-0" x 3'-0"	#5 @ 15" OC EW T&B
BROWSE BOARD	3'-0" x 3'-0"	#5 @ 15" OC EW T&B
LIGHT POLE	4'-6" x 4'-6"	#5 @ 12" OC EW T&B
FLAG POLE	4'-6" x 4'-6"	#5 @ 12" OC EW T&B

FOUNDATION NOTES

1. SEE CIVIL FOR FOUNDATION LOCATIONS.
2. CONTRACTOR SHALL COORDINATE ALL ELEVATIONS AND GRADING WITH CIVIL DRAWINGS AND NOTIFY THE EOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE ALL ANCHORAGE WITH EVERBRITE AND NOTIFY THE EOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO ENSURE THAT FOUNDATIONS MEET MINIMUM DEPTH REQUIREMENTS AND ARE BEARING ON COMPETENT ROCK.

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinc.com

McDONALD'S RESTAURANT
NSN 00000 (024-0281)
400 AMERICANA
BOONVILLE, MO 65233

STRUCTURAL FOUNDATION DETAILS

DATE:	NOVEMBER 2025
DRAWN BY:	RL
CHECKED BY:	DRAFT
DWG SCALE:	As indicated
PROJECT NO:	353-116
APPROVED BY:	DRAFT

DRAWING NO.: **S201**
SHEET 17 OF 17

STATE OF MISSOURI
PATRICK TODD BENNETT
NUMBER PE-2010023225
12/22/2025
PROFESSIONAL ENGINEER

C:\Users\RUSZCZARCZYK\Documents\353-116_Structural_Central_824_cheszercyk_DNJP8R9MDR2-r4



4597 Prototype

Fiber Cement Siding

Scheme: Steel

Materials Legend

- Hardie Plank Siding Paint: "Gauntlet Grey" SW7019 by Sherwin Williams
- Aluminium Composite: RAL 7022 by Metal Era
- EIFS/Stucco: SW 7069 "Iron Ore" Finish: Hydrophobic//Finessee
- Parapet Facia: Weathered Zinc by Metal Era
- Parapet Facia (Feature Wall): RAL 7022 by Metal Era
- 2x2 Aluminum Battens
- Aluminum Canopy (White)
- Glazing (Windows + Storefront)
- Gold Underscore
- Service Doors and Frames: "Gauntlet Grey" SW7019 by Sherwin Williams

4597 Steel Color Scheme - Site ID# 024-0281
490 Americana, Boonville MO 65233

COLOR ELEVATIONS

William Sheppard
ARCHITECT
210 CENTRAL AVE., STE 3A, HOTSPRINGS, AR 71901 PHONE 501-624-5679

RESOLUTION NO. R2026-04

A RESOLUTION AUTHORIZING AN AMENDMENT OF PARAGRAPH (C) OF SECTION 6 (CONSTRUCTION OF THE HOUSING PROJECT) OF THE DEVELOPMENT AGREEMENT BETWEEN KEMPER APARTMENTS, LLC AND THE CITY OF BOONVILLE, MISSOURI.

WHEREAS, the City of Boonville, Missouri passed Ordinance No. 4650 on August 21, 2023 authorizing Boonville to enter into a Development Agreement with Kemper Apartments, LLC; and

WHEREAS, the City of Boonville, Missouri and Kemper Apartments, LLC entered into a Development Agreement on August 21, 2023 relating to the construction of parking, abatement of asbestos and the construction of 55 senior housing units at D Barracks and A Barracks to accommodate development on FT Kemper Park; and

WHEREAS, pursuant to Section 1 and Section 2 of Ordinance No. 4650, officials and agents of the City are authorized to approve changes to the agreement that are in substantial conformity with the original agreement and may take such actions as may be necessary to carry out the intent of the original ordinance; and,

WHEREAS, Kemper Apartments, LLC wishes to amend Paragraph (c) of Section 6 (Construction of the Housing Project) of the original Development Agreement, changing the initial option term from December 31, 2026 to December 31, 2027, to potentially allow for more advantageous historic tax credits; and

WHEREAS, the City of Boonville, Missouri, is agreeable to the amendment; and,

WHEREAS, the amendment to the Development Agreement will not be prejudicial to either party, is in substantial conformity with original agreement and is consistent with the intent of Ordinance No. 4650.

NOW THEREFORE, be it resolved by the City Council of the City of Boonville, Missouri that the City approves an amendment to Paragraph (c) of Section 6 (Construction of the Housing Project) of the original Development Agreement entered into on August 21, 2023 with Kemper Apartments, LLC as set out in the attached **Exhibit A**.

Passed this 2nd day of March, 2026, by the City Council of Boonville, Missouri.

ATTEST: _____ Ned Beach, Mayor

_____
Amber Davis, City Clerk

AMENDMENT TO DEVELOPMENT AGREEMENT

Comes now the City of Boonville, Missouri and Kemper Apartments, LLC, pursuant to a Development Agreement entered into between the parties on August 21, 2023, and hereby agree as follows:

WHEREAS, the City of Boonville, Missouri and Kemper Apartments, LLC entered into a Development Agreement on August 21, 2023 relating to the construction of parking, abatement of asbestos and the construction of 55 senior housing units at D Barracks and A Barracks to accommodate development on FT Kemper Park; and

WHEREAS, Kemper Apartments, LLC wishes to amend Paragraph (c) of Section 6 (Construction of the Housing Project) of the original Development Agreement, changing the initial option term from December 31, 2026 to December 31, 2027, to potentially allow for more advantageous historic tax credits; and

WHEREAS, the City of Boonville, Missouri, is agreeable to the amendment.

NOW THEREFORE, the City of Boonville, Missouri and Kemper Apartments, LLC hereby amend Paragraph (c) of Section 6 (Construction of the Housing Project) of the original Development Agreement entered into on August 21, 2023 as follows:

Section 6. **Construction of the Housing Project**

(c) The City agrees to execute an option agreement, to be prepared by the Developer, but subject to the City's reasonable approval, providing the Developer an exclusive right to purchase the Project Site and the improvements thereon (the "Option"). The option shall have an initial term of **December 31, 2027**, with two one-year extensions so long as the Developer provides evidence to the City's reasonable satisfaction that the Developer is actively pursuing and has a reasonable likelihood of obtaining funding from MHDC and/or SHPO.

IN WITNESS WHEREOF, the parties have executed this agreement and attested hereto this ____ day of March 2026.

CITY OF BOONVILLE, MISSOURI

_____
Kate Fjell, City Administrator

ATTEST:

_____
Amber Davis, City Clerk

KEMPER APARTMENTS, LLC

_____
Chris Ales, Manager

HOUSING AUTHORITY
of the City of Boonville
506 Powell Ct. Office: 660-882-7332
Boonville, MO 65233-1521 Fax: 660-882-6811

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY THE CITY OF BOONVILLE, MO HELD ON February 11, 2026

On the 11th of February 2026 at 12:00 P.M. the Housing Authority Commissioners met at 506 Powell Court, Boonville, MO 65233.

Present:	Chairperson, Marilyn Adkins	Vice Chairperson, Betty St. John
	Commissioner, Wayne Jones	Commissioner, Chrissy Stemmons
	Commissioner, Peggy Carney	City Council Rep., Susan Meadows
	Secretary, Robert Rorah	Guest: Charlene Carter

1. Roll Call: Chairperson, Marilyn Adkins asked if there is any pertinent information to discuss before the agenda is placed on the table. Hearing none and there being a quorum present, Chairperson, Marilyn Adkins called the meeting to order, and the following matters were placed on the table for discussion. A Waiver and Consent form was distributed to all Commissioners present to sign *(no regular meeting in January 2026*).

2. Meeting Minutes: Consideration was given, and discussion was held on the draft minutes of December 10, 2025. Peggy Carney made a motion to approve the December 10, 2025, meeting minutes. Betty St. John second, the minutes were approved.

3. **Bills and Communications:** Discussion was held, and consideration was given to the following. The UMB Bank Balance for February 11, 2026, was $135,475.96. Reports on bills paid in December 2025 and January 2026 were discussed and reviewed. The Bank Reconciliation Statement along with the corresponding Operating Budget Trial Balance, and Board Summary Reports from October 31, 2025, and November 30, 2025, were discussed and reviewed.

4. Report of the Secretary: The PIC Report for December 2025 and January 2026 were 100% respectively. Project Performance Reports for the month ending December 31, 2025, and January 31, 2026, were reviewed, occupancy was 100%.

5. Unfinished Business: **a.** HVAC replacement update. Rorah reported Phase 1 has been completed leaving 18 one-bedroom units needing new HVAC systems. Start date to complete Phase II on the remaining 18 one-bedroom units will depend on the 2026 Capital Fund Grant that is being prepared for submission in April 2026. **b.** NSPIRE Property inspection final score from November 3, 2025, was 96/100 (very good score). **c.** FYE 06-30-2025 Final Audit Report was distributed to all Commissioners present for discussion and review (No Findings). Copies will be sent to City Hall.

6. New Business: The 2026 Annual Plan and 2026 Capital Fund Grant application due by April 15, 2026, are being prepared for submission to HUD. Public Hearing and Resident Advisory Board meetings are scheduled for Monday, March 30 beginning at 3:30 PM here at the Housing Authority Business Office.

7. Miscellaneous: Discussion was held and consideration given on the Board of Commissioners Slate of Officers for Calendar Year 2026. Betty St. John made motion to have the 2026 Slate remain the same as 2025. Wayne Jones second. The motion passed.

8. Adjournment Wayne Jones made motion to adjourn. Betty St. John second, meeting adjourned.

CHAIRPERSON: _____ Date _____

SECRETARY: _____ Date_____



HOUSING AUTHORITY OF THE CITY OF BOONVILLE
BOONVILLE, MISSOURI
FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025
AND
REPORT ON COMPLIANCE AND
ON INTERNAL CONTROL

HOUSING AUTHORITY OF THE CITY OF BOONVILLE
BOONVILLE, MISSOURI

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Section I

AUDITOR'S REPORT
AND
MANAGEMENTS DISCUSSION AND ANALYSIS

BARRALE RENSHAW
• CPAs & Advisors LLC •
6200 Chippewa St. St. Louis, MO 63109

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Boonville
Boonville, Missouri

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Housing Authority of the City of Boonville, which comprise the statement of net position as of June 30, 2025, and the related statements of revenue, expenses and changes in net position and cash flows for the year ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Boonville, as of June 30, 2025 and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to the independent of Housing Authority of the City of Boonville, and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Boonville's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatements, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and there is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Boonville's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Boonville's, ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Report on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The HUD-required Financial Data Schedule are presented for purposes of additional analysis and are not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the above-described supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 15, 2026 on our consideration of the Housing Authority of the City of Boonville's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Housing Authority of the City of Boonville's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Boonville's internal control over financial reporting and compliance.

Barrale Renshaw CPAs and Advisors

Barrale Renshaw CPAs and Advisors LLC
St. Louis, Missouri
January 15, 2026

Management's Discussion and Analysis (MD&A)
June 30, 2025
(Unaudited)

This section of the Housing Authority of the City of Boonville, Missouri's (Authority) annual financial report presents our management's discussion and analysis of the Authority's financial performance during the fiscal year ended on June 30, 2025. This discussion and analysis is designed to assist the reader in focusing on significant financial issues and activities and to identify any significant changes in financial position. Please read and consider the information presented in conjunction with the financial statements as a whole.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector, where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets, all deferred outflows of resources, all liabilities, and all deferred inflows of resources, associated with the operation of these funds are included on the Statement of Net Position. The focus of enterprise funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

FINANCIAL HIGHLIGHTS

- The term "net position" refers to the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. The Authority's total net position as of June 30, 2025 was $612,048. The net position decreased by $38,410, a decrease of 5.9% from the prior year.

- Revenues and contributions for the Authority were $434,005 for the year ended June 30, 2025. This was an increase of $64,934 or 17.6% over the prior year.

- Expenses for the Authority were $472,415 for the year ended June 30, 2025. This was an increase of $68,136 or 16.9% over the prior year.

- Rental revenue for the Authority was $179,293 for the year ended June 30, 2025, an increase of $32,313 or 22.0% over the prior year. Operating subsidies-HUD grants for the Authority were $238,893 for the year ended June 30, 2025, an increase of $34,627 or 17.0% over the prior year. Capital contributions were $10,240 for the year ended June 30, 2025, a decrease of $5,237 or 33.8% from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report includes this *Management Discussion and Analysis* report, the *Basic Financial Statements,* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information.* The Authority's financial statements are presented as fund level financial statements because the Authority only has proprietary funds.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Required Financial Statements

The financial statements of the Housing Authority report information of the Authority using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources and provides information about the nature and amounts of investments in resources (assets and deferred outflows of resources) and obligations of the Authority creditors (liabilities and deferred inflows of resources). It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability, and credit worthiness.

The final required financial statement is the Statement of Cash Flows. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and provide more detailed data.

Supplemental Information

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information.* HUD has established *Uniform Financial Reporting Standards* that require Housing Authority's to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended June 30, 2025 and is required to be included in the audit reporting package.

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the table on the following page, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $612,048 the close of the year ended June 30, 2025, down from $650,458 in fiscal year 2024. The decrease in net position of $38,410 was due to the reasons noted below.

- Current and other assets include cash, investments, receivables, and prepaid expenses. Of the $27,802 increase in this category, cash and investments increased $22,359, receivables increased $2,100, and prepaid expenses increased $3,343.

- Capital assets decreased $27,782 because current year depreciation exceeded current year capital asset additions. Change in capital assets is explained in section titled "Capital Asset" of this analysis.

FINANCIAL ANALYSIS (CONTINUED)

- Current liabilities increased $10,790 mainly due to an increase in accounts payable of $5,123, current portion of accrued compensated absences of $3,560, and an increase in accrued payments in lieu of taxes of $2,519. This was partially offset by a $1,304 decrease in unearned revenue.

- Non-current liabilities increased $27,640 from FY 2024 due to an increase in noncurrent portion of accrued compensated absences.

The unrestricted net position was $160,567 as of June 30, 2025. This amount may be used to meet the Authority's ongoing obligations. The Authority has sufficient funds to meet requirements for cash outlays for four months. The Authority did not have any net position classified as restricted that is subject to external restrictions on how they may be used. At the end of the current fiscal year, the Authority is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

CONDENSED STATEMENTS OF NET POSITION
JUNE 30,

	2025	2024	Dollar Change	Percent Change
Current and other assets	$ 240,810	$ 213,008	$ 27,802	13.1%
Capital assets	451,481	479,263	(27,782)	-5.8%
Total Assets	692,291	692,271	20	0.0%
Current liabilities	52,603	41,813	10,790	25.8%
Noncurrent liabilities	27,640	-	27,640	100.0%
Total Liabilities	80,243	41,813	38,430	91.9%
Net Position				
Net investment in capital assets	451,481	479,263	(27,782)	-5.8%
Unrestricted	160,567	171,195	(10,628)	-6.2%
Total Net Position	$ 612,048	$ 650,458	$ (38,410)	-5.9%

The largest portion of the Authority's net position reflects its investment in capital assets (e.g., land, buildings, and equipment) less accumulated depreciation. The Authority uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending.

FINANCIAL ANALYSIS (CONTINUED)

While the Statement of Net Position shows the change in financial position of net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

CONDENSED STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION JUNE 30,

	2025	2024	Dollar Change	Percent Change
Revenues and Contributions				
Operating - non-operating - capital contributions:				
Rental revenue	$ 179,293	$ 146,980	$ 32,313	22.0%
Operating subsidies-HUD grants	238,893	204,266	34,627	17.0%
Interest and investment earnings	5,554	2,189	3,365	153.7%
Capital contributions	10,240	15,477	(5,237)	-33.8%
Other revenues	25	159	(134)	-84.3%
Total Revenues & Contributions	434,005	369,071	64,934	17.6%
Expenses				
Personal services	207,379	175,908	31,471	17.9%
Utilities	33,070	27,079	5,991	22.1%
Operations and maintenance	86,427	55,188	31,239	56.6%
Non routine maintenance	-	1,600	(1,600)	-100.0%
Insurance	36,725	29,941	6,784	22.7%
Payment in lieu of taxes	14,357	11,844	2,513	21.2%
Other supplies and expense	38,025	44,991	(6,966)	-15.5%
Depreciation	56,432	57,728	(1,296)	-2.2%
Total Expenses	472,415	404,279	68,136	16.9%
Change in net position	(38,410)	(35,208)	(3,202)	
Beginning net position	650,458	685,666	(35,208)	
Prior period adjustments	-	-	-	
Beginning net position, adjusted	650,458	685,666	(35,208)	
Ending net position	$ 612,048	$ 650,458	$ (38,410)	

As can be seen in the table above, total revenues and contributions increased $64,934 due to the reasons noted below.

- Rental revenue increased $32,313 or 22.0% from FY 2024 due to an increase in the average dwelling rental charge per unit of $51.51 or 21.0%. The average dwelling rental charge per unit was $297.26 in FY 2025, up from $245.75 in FY 2024.

FINANCIAL ANALYSIS (CONTINUED)

- Of the $34,627 increase in operating subsidies-HUD grants, capital fund grants used for operating expenditures increased $27,831 and public housing operating subsidy increased $6,796 or 4.2%.

- Interest and investment earnings increased $3,365 from FY 2024 due to an increase in cash and investments, and higher interest rates earned on deposit accounts.

- Capital contributions decreased $5,237 from FY 2024. The Authority is allocated capital fund grants each year as determined by HUD and the amount remains relatively consistent from year to year. HUD capital grant revenues during the year will depend upon timing of projects as outlined in the HUD approved capital grant budget.

- Other revenues decreased $134 from FY 2024.

Total expenses increased $68,136 due to the reasons noted below.

- Personal services increased $31,471 or 17.9% from FY 2024 due to an increase in employee wages and salaries of $27,674 or 22.4% and an increase in employee benefit contributions of $3,797 or 7.3%.

- Utilities increased $5,991 or 22.1% from FY 2024 due to an increase in water and sewer of $6,159 or 26.2%.

- Operations and maintenance increased $31,239 or 56.6% due to an increase in services contracted for repairs and maintenance of $36,316 or 91.8%. This was partially offset by a decrease in maintenance materials purchased during the current fiscal year of $5,077 or 32.5%.

- The Authority had non-routine maintenance of $1,600 for FY 2024.

- Insurance increased $6,784 or 22.7% from FY 2024 primarily due to an increase in property and liability insurance of $7,661 or 31.1%. This was partially offset by a decrease in workers' compensation insurance of $1,223 or 29.4%.

- Payment in lieu of taxes is calculated as a percentage of dwelling rental income less utilities and increased $2,513 from FY 2024.

- Other supplies and expenses decreased $6,966 or 15.5% from FY 2024 mainly due to decrease in expense for tenant bad debts of $1,920, legal expenses of $1,901 and a decrease in office and other administrative expenses of $4,213 or 13.1%. This was partially offset by an increase in travel expenses of $954.

- The Authority had a $1,296 or 2.2% decrease in Depreciation, which is the write-off of capital assets over their estimated useful life.

The Public Housing occupancy rate was 99.3% in FY 2025, up slightly from 99.0% in FY 2024.

CAPITAL ASSET

Capital Assets - The Housing Authority of the City of Boonville, Missouri's net investment in capital assets as of June 30, 2025 amounts to $451,481. The investment in capital assets includes land, buildings, improvements, equipment and construction in progress, net of accumulated depreciation.

The total decrease in the Authority's capital assets for the current fiscal year was 5.8% in terms of net book value. Actual expenditures to purchase or construct capital assets from revenues and capital contributions were $28,650 for the year. The Authority has various contract commitments with contractors for the implementation of the HUD capital grants as outlined by the HUD approved Capital Grant Budget. Depreciation charges for the year totaled $56,432. The Authority has $133,973 available in capital funds to draw down and spend in the future. Additional information on the Authority's capital assets can be found in the notes to the financial statements of this report.

	Beginning	Additions	Depreciation	Disposals	Ending
Capital assets	$479,263	$28,650	$(56,432)	$(0)	$451,481

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2026 Public Housing budget. The user charges are based on a tenant's income as established by HUD guidelines and are not adjustable. Operating subsidy is based on occupied units and approved vacancies, utility consumption and rates, approved add-ons, formula income, and transition funding. The amount of funding is also established and approved by HUD. Formula income is based on rental income from the Authority's rent roll records for the period specified by HUD. Operating expenses are expected to increase by the economy's inflation rate.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Robert Rorah, Executive Director, Housing Authority of the City of Boonville, 506 Powell Court, Boonville, Missouri 65233.

Section II

FINANCIAL STATEMENTS
NOTES TO FINANCIAL STATEMENTS
AND
SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF BOONVILLE

STATEMENT OF NET POSITION

YEAR ENDED JUNE 30, 2025

ASSETS		
Current Assets:		
Cash and cash equivalents	$	81,711
Investments		126,840
Receivable - net of allowances:		
Accounts		4,872
Accrued interest		461
Prepaid expenses		21,393
Restricted assets:		
Cash and cash equivalents		5,533
Total Current Assets		240,810
Noncurrent Assets:		
Capital assets:		
Land, improvements, and construction in progress		34,540
Other capital assets, net of depreciation		416,941
Total capital assets- net		451,481
Total Noncurrent Assets		451,481
Total Assets	$	692,291

See Notes to Financial Statements

HOUSING AUTHORITY OF THE CITY OF BOONVILLE

STATEMENT OF NET POSITION

YEAR ENDED JUNE 30, 2025

LIABILITIES		
Current Liabilities:		
Accounts Payable	$	18,404
Accrued salaries, wages and benefits		5,194
Accrued compensated absences		9,428
Tenant security deposit liability		5,533
Accured liabilities other- current		7,345
Unearned revenues		6,699
Total Current Liabilities		52,603
Noncurrent Liabilities:		
Accrued compensated absences		27,640
Total Noncurrent Liabilities		27,640
Total Liabilities		80,243
NET POSITION		
Net investment in capital assets		451,481
Unrestricted		160,567
Total Net Position		612,048
Total Liabilities and Net Position	$	692,291

See Notes to Financial Statements

HOUSING AUTHORITY OF THE CITY OF BOONVILLE

STATEMENT OF REVENUE, EXPENSE AND CHANGES IN NET POSITION

YEAR ENDED JUNE 30, 2025

Operating Revenues:		
Rental revenue	$	179,293
Operating subsidies- HUD grants		238,893
Other revenues		25
Total operating revenues		418,211
Operating Expenses:		
Personal services		207,379
Utilities		33,070
Operations and maintenance		86,427
Insurance		36,725
Payment in lieu of taxes		14,357
Other supplies and expenses		38,025
Depreciation		56,432
Total operating expenses		472,415
Operating income (loss)		(54,204)
Non-operating revenues (expenses):		
Interest and investment earnings		5,554
Net non-operating revenues (expenses)		5,554
Income (loss) before other revenues, expenses, gains, losses and transfers		(48,650)
Capital contributions		10,240
Change in net position		(38,410)
Net position at beginning of year		650,458
Net position at ending of year	$	612,048

See Notes to Financial Statements

HOUSING AUTHORITY OF THE CITY OF BOONVILLE
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

Cash flows from operating activities:		
Cash received from tenants	$	178,908
Cash received from HUD grants- operating		234,568
Cash received from other operating activities		25
Cash payments for goods and services		(192,056)
Cash payments to employees-salaries		(137,119)
Cash payments to employees-compensated absences		17,949
Cash payments for employee benefit contributions		(56,150)
Cash (payments) receipts for in lieu of property taxes		(11,838)
Net cash provided (used) by operating activities		34,287
Cash flows from capital and related financing activities:		
Capital contributions		10,240
Payments for capital assets		(28,650)
Net cash (used) for capital and related financing activities		(18,410)
Cash flows from investing activities:		
Proceeds from sale of (payments) for investments		(6,449)
Interest and dividends		6,449
Receipts (payments) from tenant security deposits		33
Net cash provided (used) from investing activities		33
Net increase (decrease) in cash and cash equivalents		15,910
Cash and cash equivalent at beginning of year		71,334
Cash and cash equivalents at end of year	$	87,244
Cash and cash equivalents	$	81,711
Restricted cash and cash equivalents		5,533
Total cash and cash equivalents at end of year	$	87,244

See Notes to Financial Statements

HOUSING AUTHORITY OF THE CITY OF BOONVILLE
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$	(54,204)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense		56,432
Changes in assets and liabilities:		
Receivables		(2,995)
Prepaid expenses		(3,343)
Accounts and other payables		7,642
Unearned revenues		(1,304)
Compensated absences		31,200
Accrued expenses		859
Net cash provided (used) by operating activities	$	34,287

See Notes to Financial Statements

NOTE 1 – Summary of Significant Accounting Policies

The Housing Authority of the City of Boonville (Authority) is a Special Purpose Government entity established to provide low-rent housing, under the low rent program Annual Contributions Contract for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other Federal agencies.

The Housing Authority complies with generally accepted accounting principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

1a. Financial Reporting Entity

The Housing Authority's financial reporting entity comprises the following:

Primary Government: Housing Authority

In determining the financial reporting entity, the Housing Authority complies with the provisions of GASB Statement No. 14 as amended by GASB No. 39 and GASB No. 61, "The Financial Reporting Entity," and includes all component units, if any, of which the Housing Authority appointed a voting majority of the units' board; the Housing Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists. There are no agencies, organizations or activities meeting these criteria.

1b. GASB Implementation

The Housing Authority has implemented the Governmental Accounting Standards Board (GASB) Statements number 62, 63 and 65 for those audits with financial statements for periods beginning after December 15, 2011.

Governmental Accounting Standards Board (GASB) Statements 68 was implemented effective for fiscal years beginning June 15, 2014 and thereafter.

The Housing Authority has no deferred outflows of resources or deferred inflows of resources.

1c. Basis of Presentation

Financial statements of the reporting entity's programs are organized and reported as an enterprise fund and are accounted for by providing a set of self-balancing accounts that constitute its assets, liabilities, net position, revenues, and expenditure/expenses. Enterprise funds are used to account for business-like activities provided to its tenants. These activities are financed primarily by user charges and/or Federal funding and the measurement of financial activity focuses on net income measurement similar to the private sector. The reporting entity includes all of the Authority's programs as an enterprise fund.

Following is a description of the Authority's programs:

Program	Brief Description
Low Rent	Accounts for activities of the Public and Indian Housing program which HUD provides an annual subsidy to help public housing agencies (PHAs) pay some of the cost of operating and maintaining public housing units.
Capital Fund Program	Accounts for activities of the Capital Fund which provides funds to housing authorities to modernize public housing developments.
Business Activities	Accounts for activities over which the Board of Directors has discretion over and uses for the betterment of low income families.

1d. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus

In the financial statements, the “economic resources” measurement focus is used as follows:

> The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of Accounting

In the financial statements, the proprietary fund utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

1e. Assets, Liabilities, and Equity

Cash and Investments

For the purpose of the Statement of Net Position, “cash and cash equivalents” includes all demand, savings accounts, and certificates of deposits or short-term investments with an original maturity of three months or less. For the purpose of the Statement of Cash Flows, “cash and cash equivalents” include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of three months or less.

Investments are carried at fair value except for short-term U.S. Treasury obligations, if any, with a remaining maturity at the time of purchase of one year or less. Those investments, if any, are reported at amortized cost. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes 2b. and 3a.

Interprogram Receivables and Payables

During the course of operations, numerous transactions occur within individual programs that may result in amounts owed between these programs. Offsetting interprograms, if any, are eliminated for financial statement presentation.

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Tenant accounts receivable, accrued interest receivable and accounts receivable from U.S. Department of Housing and Urban Development compose the majority of receivables. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable.

Budgets and Budgetary Accounting

The Authority adopts a formal operating budget each year for its operating programs and on a project length basis for its capital expenditures which are approved by the Board of Commissioners and submitted to the Department of Housing and Urban Development for their approval, if required.

Estimates and Assumptions

The Authority uses estimates and assumptions in preparing financial statements. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and reported revenues and expenses.

Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) is as follows:

In the financial statements, capital assets purchased or acquired with an original cost of $1,000 or more are accounted for as capital assets. All capital assets are valued at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense depending on the program where the asset is shown, in the Statement of Revenues, Expenses and Changes in Net Position, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Buildings	10 - 40	years
Furniture, equipment and machinery - dwelling	3 - 7	years
Furniture, equipment and machinery - administration	3 - 7	years
Leasehold improvements	15 - 40	years

Use of Assets

When both restricted, if any, and unrestricted resources are available for use, it is the Authority's policy to use unrestricted resources first. Restricted are used only for those expenditures which qualify for the restriction, i.e. tenant security deposits for repayment of security deposits to tenant exiting the PHA or restricted HAP funds for Housing Assistance Payments to landlords..

Compensated Absences

The Housing Authority's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. The liability for these compensated absences is recorded as short-term and long-term liabilities based on historical trends. In accordance with the provisions of GASB Statement No. 101, no liability is recorded for non-vesting accumulating rights to receive sick pay benefits.

Equity Classifications

Equity is classified as net position and displayed in two components:

a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets. The Authority had no related debt.

b. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

1f. Revenues, Expenditures, and Expenses

Operating Revenues and Expenses

Operating revenues and expenses are those that result from providing services and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

Non-operating revenues and expenses are those that are not operating in nature.

Interfund Transfers

For the purposes of the Statement of Revenues, Expenses and Change in Net Position, all interfund transfers between individual programs, if any, have been eliminated.

NOTE 2 - Stewardship, Compliance, and Accountability

The Authority and its component units, if any, are subject to various federal, state, and local laws and contractual regulations. An analysis of the Authority's compliance with significant laws and regulations and demonstration of its stewardship over Authority resources follows.

2a. Program Accounting Requirements

The Authority complies with all state and local laws and regulations requiring the use of separate programs. The programs used by the Authority are as follows:

Program	Required By
Public and Indian Housing	U.S. Department of Housing and Urban Development
Capital Fund Program	U.S. Department of Housing and Urban Development
Business Activities	Public Housing Agency

2b. Deposits and Investments Laws and Regulations

In accordance with state law, all uninsured deposits of the Authority in financial institutions must be secured with acceptable collateral valued at the lower of market or par. All financial institutions pledging collateral to the Authority must have a written collateral agreement. As reflected in Note 3a., all deposits were fully insured or collateralized.

Investments of the Authority are limited by state law to the following:

a. Direct obligations of the U.S. Government or its agencies or instrumentalities to which acceptable collateral is pledged.

b. Certificates of deposit or savings accounts that are either insured or secured with acceptable collateral.

2c. Revenue Restrictions

The Authority has various restrictions placed over certain revenue sources. The primary restricted revenue sources include:

Revenue Source	*Legal Restrictions of Use*
Capital Fund Program	Modernization

For the year ended June 30, 2025, the Authority complied, in all material respects, with these revenue restrictions.

NOTE 3 - Detail Notes on Transaction Classes/Accounts

The following notes present detail information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/expenses.

3a. Cash and Investments

Deposits

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it or the Authority will not be able to recover collateral securities in the possession of an outside party. At June 30, 2025, the carrying amount of the Authority's deposits was $87,244 and the bank balance was $92,267, were insured by federal depository insurance or collateralized with securities held by the pledging financial institutions in the Authority's name.

Investments

Custodial Credit Risk - Investments.

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of June 30, 2025, the Authority's investments were $126,840. These investments were insured by federal depository insurance or registered, or securities held by the Authority or its agent in the Authority's name.

Credit Risk Investments, Concentrations of Credit Risk and Interest Rate Risk - Investments:

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Authority will minimize credit risk by reviewing the financial institutions with which the Authority will do business so that potential losses on individual securities will be minimized.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The Authority will minimize interest rate risk by structuring the investment portfolio so that securities mature to meet cash requirements and investing operating funds primarily in shorter term securities.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. The Authority does not have a written investment policy covering concentration of credit risk.

3b. Restricted Cash and Cash Equivalents

The restricted cash and cash equivalents as of June 30, 2025, are as follows:

Type of Restricted Cash & Cash Equiv.	Cash Including Time Deposits	Investments	Total
Tenant Security Deposits	$ 5,533	$ -	$ 5,533
	$ 5,533	$ -	$ 5,533

3c. Accounts Receivable

Receivables detail at June 30, 2025, is as follows:

Tenant accounts receivable	$ 2,174
Allowance for doubtful accts	-
Tenants accounts receivable - net	2,174
Accounts Receivable - HUD Other Projects	2,698
	$ 4,872

3d. Capital Assets

Capital asset activity for the year ended June 30, 2025, was as follows:

	Balance 6/30/2024	Additions	(Deductions)	Transfers in (out)	Balance 6/30/2025
Non Depreciated Assets					
Land	$ 34,540	$ -	$ -	$ -	$ 34,540
Depreciated Assets					
Building	2,899,323	15,190	-	-	2,914,513
Furniture, equip and machinery- admin	65,342	-	-	-	65,342
Leasehold improvements	680,509	13,460	-	-	693,969
	3,679,714	$ 28,650	$ -	$ -	3,708,364
Accumulated depreciation	(3,200,451)	$ (56,432)	$ -	$ -	(3,256,883)
Total	$ 479,263				$ 451,481

For assets that are depreciated refer to Note 1e - Capital Assets

3e. Accounts Payable

Payable detail at June 30, 2025, is as follows:

Accounts Payable - vendors	$ 3,995
Accounts Payable - Other, Pilot	14,409
	$ 18,404

3f. Compensated Absences

Accumulated unpaid compensated absences are accrued. The liability for compensated absences at June 30, 2025 is $37,068.

3g. Non-current Liabilities

As of June 30, 2025, the non-current liabilities are comprised of the following:

	Balance Begin of Year	Additions	Deductions	Balance End of Year	Amounts Due within One year
Accrued compensated absences	$ -	$ 27,640	$ -	$ 27,640	$ 9,428
Total	$ -	$ 27,640	$ -	$ 27,640	$ 9,428

3h. Interprogram Transactions

Transfers are used to move revenues from the program that is authorized to transfer them to the program in accordance with budgetary authorizations. Offsetting operating transfers, if any, are eliminated for financial statement presentation.

NOTE 4 - Other Notes

4a. Employee Retirement Plan

The Housing Authority of the City of Boonville provides pension benefits to all its eligible full time employees through a defined contribution plan administered by HART. A defined contribution plan depends solely on amounts contributed to the plan plus investment earnings. The Plan was established, is authorized and may be amended by the Authority's Board of Commissioners. Employees are eligible to participate after three months on continuous employment. The plan requires the Housing Authority of the City of Boonville to contribute 15 percent of covered payroll and the employees to contribute 1 percent of covered payroll. The Housing Authority's contribution for each employee is fully vested after five years of continuous service. Authority contributions forfeited by employees are used to pay administrative costs of the plan. The Authority accounts for pension costs as incurred.

For the year ended June 30, 2025, the following amounts related to the defined contribution plan:

Authority total payroll	$ 137,978
Payroll for covered employees	$ 121,877
Employer (Authority) contributions made	$ 18,282
Employee contributions made	$ 1,219

The Authority offers no other post-employment benefits.

4b. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life; and natural disasters. The Authority manages these various risks of loss as follows:

Type of Loss	Method Managed
a. Torts, errors and omissions	Purchased insurance with MHAPCI.
b. Injuries to employees (workers' compensation)	Purchased insurance with Missouri Employers Mutual; Claims are administered by Missouri Employers Mutual.
c. Physical property loss and natural disasters	Purchased commercial insurance with $1,000 deductibles.
d. Health and life	Purchased health insurance with United Health Care, Inc. Life insurance is provided by Lincoln Financial Group.

Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

4c. Economic Dependency

The Housing Authority of the City of Boonville receives a significant portion of its revenue from funds provided through Federal grants. The grant amounts are appropriated each year at the Federal level. The amount of the funds the Authority receives could be reduced significantly and have an adverse impact on its operations.

4d. Financial Data Schedule

The Authority prepares its Financial Data Schedule (FDS) in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The FDS format excludes extraordinary maintenance, casualty losses and depreciation expense and includes investment income, interest expense and capital contributions in operating activities, which differs from the presentation of the basic financial statements.

4e. Subsequent Events

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about the conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through January 15, 2026 and concluded that no subsequent events have occurred that would require adjustment to or disclosure within these financial statements.

4f. Commitments and Contingencies

Commitments—Construction

At June 30, 2025, the Authority had the following pending construction projects in progress:

	Funds Approved	Funds Expended
CFP 501-23	$ 129,564	$ 45,574
CFP 501-24	132,058	81,777
CFP 501-25	135,178	-
	$ 396,800	$ 127,351

Contingencies

The Authority is subject to possible examination by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

EXHIBIT A

FINANCIAL DATA SCHEDULE

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	$81,711		$81,711		$81,711
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	$5,533		$5,533		$5,533
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	$87,244	$0	$87,244	$0	$87,244
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	$2,698		$2,698		$2,698
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants	$2,174		$2,174		$2,174
126.1 Allowance for Doubtful Accounts -Tenants	$0		$0		$0
126.2 Allowance for Doubtful Accounts - Other	$0		$0		$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	$446	$15	$461		$461
120 Total Receivables, Net of Allowances for Doubtful Accounts	$5,318	$15	$5,333	$0	$5,333
131 Investments - Unrestricted	$104,445	$22,395	$126,840		$126,840
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	$21,393		$21,393		$21,393
143 Inventories					

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	$218,400	$22,410	$240,810	$0	$240,810
161 Land	$34,540		$34,540		$34,540
162 Buildings	$2,914,513		$2,914,513		$2,914,513
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	$65,342		$65,342		$65,342
165 Leasehold Improvements	$693,969		$693,969		$693,969
166 Accumulated Depreciation	-$3,256,883		-$3,256,883		-$3,256,883
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	$451,481	$0	$451,481	$0	$451,481
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	$451,481	$0	$451,481	$0	$451,481
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	$669,881	$22,410	$692,291	$0	$692,291

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit | Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	$3,995		$3,995		$3,995
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	$5,194		$5,194		$5,194
322 Accrued Compensated Absences - Current Portion	$9,428		$9,428		$9,428
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	$14,409		$14,409		$14,409
341 Tenant Security Deposits	$5,533		$5,533		$5,533
342 Unearned Revenue	$6,699		$6,699		$6,699
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other	$7,345		$7,345		$7,345
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	$52,603	$0	$52,603	$0	$52,603
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current	$27,640		$27,640		$27,640
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	$27,640	$0	$27,640	$0	$27,640
300 Total Liabilities	$80,243	$0	$80,243	$0	$80,243
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	$451,481		$451,481		$451,481
511.4 Restricted Net Position					
512.4 Unrestricted Net Position	$138,157	$22,410	$160,567		$160,567
513 Total Equity - Net Assets / Position	$589,638	$22,410	$612,048	$0	$612,048
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$669,881	$22,410	$692,291	$0	$692,291

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	$177,164		$177,164		$177,164
70400 Tenant Revenue - Other	$2,129		$2,129		$2,129
70500 Total Tenant Revenue	$179,293	$0	$179,293	$0	$179,293
70600 HUD PHA Operating Grants	$238,893		$238,893		$238,893
70610 Capital Grants	$10,240		$10,240		$10,240
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue			$0	$0	$0
70800 Other Government Grants					
71100 Investment Income - Unrestricted	$4,497	$1,057	$5,554		$5,554
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	$25		$25		$25
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	$432,948	$1,057	$434,005	$0	$434,005
91100 Administrative Salaries	$63,408		$63,408		$63,408

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
91200 Auditing Fees	$5,580		$5,580		$5,580
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	$394		$394		$394
91500 Employee Benefit contributions - Administrative	$30,022		$30,022		$30,022
91600 Office Expenses	$12,943		$12,943		$12,943
91700 Legal Expense	$1,870		$1,870		$1,870
91800 Travel	$1,756		$1,756		$1,756
91810 Allocated Overhead					
91900 Other	$15,071		$15,071		$15,071
91000 Total Operating - Administrative	$131,044	$0	$131,044	$0	$131,044
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	$0	$0	$0	$0	$0
93100 Water	$15,751		$15,751		$15,751
93200 Electricity	$2,264		$2,264		$2,264
93300 Gas	$1,142		$1,142		$1,142
93400 Fuel					
93500 Labor					
93600 Sewer	$13,913		$13,913		$13,913
93700 Employee Benefit Contributions - Utilities					

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit | Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
93800 Other Utilities Expense					
93000 Total Utilities	$33,070	$0	$33,070	$0	$33,070
94100 Ordinary Maintenance and Operations - Labor	$74,570		$74,570		$74,570
94200 Ordinary Maintenance and Operations - Materials and	$10,546		$10,546		$10,546
94300 Ordinary Maintenance and Operations Contracts	$75,881		$75,881		$75,881
94500 Employee Benefit Contributions - Ordinary Maintenance	$26,128		$26,128		$26,128
94000 Total Maintenance	$187,125	$0	$187,125	$0	$187,125
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	$0	$0	$0	$0	$0
96110 Property Insurance	$27,727		$27,727		$27,727
96120 Liability Insurance	$4,585		$4,585		$4,585
96130 Workmen's Compensation	$2,933		$2,933		$2,933
96140 All Other Insurance	$1,480		$1,480		$1,480
96100 Total insurance Premiums	$36,725	$0	$36,725	$0	$36,725
96200 Other General Expenses					
96210 Compensated Absences	$13,251		$13,251		$13,251
96300 Payments in Lieu of Taxes	$14,357		$14,357		$14,357
96400 Bad debt - Tenant Rents	$411		$411		$411
96500 Bad debt - Mortgages					

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit | Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	$28,019	$0	$28,019	$0	$28,019
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$0	$0
96900 Total Operating Expenses	$415,983	$0	$415,983	$0	$415,983
97000 Excess of Operating Revenue over Operating Expenses	$16,965	$1,057	$18,022	$0	$18,022
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	$56,432		$56,432		$56,432
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	$472,415	$0	$472,415	$0	$472,415
10010 Operating Transfer In	$71,835		$71,835	-$71,835	$0
10020 Operating transfer Out	-$71,835		-$71,835	$71,835	$0

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-$39,467	$1,057	-$38,410	$0	-$38,410
11020 Required Annual Debt Principal Payments	$0	$0	$0		$0
11030 Beginning Equity	$629,105	$21,353	$650,458		$650,458
11040 Prior Period Adjustments, Equity Transfers and	$0		$0		$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					

Housing Authority of the City of Boonville (MO054)

Boonville, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit | Fiscal Year End: 06/30/2025

	Project Total	1 Business Activities	Subtotal	ELIM	Total
11190 Unit Months Available	600		600		600
11210 Number of Unit Months Leased	596		596		596
11270 Excess Cash	$109,739		$109,739		$109,739
11610 Land Purchases	$0		$0		$0
11620 Building Purchases	$15,190		$15,190		$15,190
11630 Furniture & Equipment - Dwelling Purchases	$0		$0		$0
11640 Furniture & Equipment - Administrative Purchases	$0		$0		$0
11650 Leasehold Improvements Purchases	$13,460		$13,460		$13,460
11660 Infrastructure Purchases	$0		$0		$0
13510 CFFP Debt Service Payments	$0		$0		$0
13901 Replacement Housing Factor Funds	$0		$0		$0

SECTION III

REPORT ON COMPLIANCE
AND
ON INTERNAL CONTROL

BARRALE RENSHAW
• CPAs & Advisors LLC •
6200 Chippewa St. St. Louis, MO 63109

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Board of Commissioners
Housing Authority of the City of Boonville
Boonville, Missouri

We have audited, Housing Authority of the City of Boonville, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Boonville, (Authority), which comprise the statement of net position as of June 30, 2025, and the related statement of revenue, expense and change in net position and cash flows for the year then ended and related notes to the financial statements, and have issued our report thereon dated January 15, 2026 .

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Boonville's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Housing Authority of the City of Boonville's internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the City of Boonville's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Boonville's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Barrale Renshaw CPAs and Advisors LLC
St. Louis, Missouri
January 15, 2026

HOUSING AUTHORITY OF THE CITY OF BOONVILLE

Boonville, Missouri

SIGNIFICANT DEFICIENCIES COMMUNICATED IN PRIOR YEARS

June 30, 2025

The prior audit report for the year ended June 30, 2024 contained no significant deficiencies.

HOUSING AUTHORITY OF THE CITY OF BOONVILLE

Boonville, Missouri

SCHEDULE OF FINDINGS AND RESPONSES

June 30, 2025

The current audit report for the year ended June 30, 2025 disclosed no audit findings.

BARRALE RENSHAW
• CPAs & Advisors LLC •
6200 Chippewa St. St. Louis, MO 63109

Independent Accountant's Report on
Applying Agreed-Upon Procedures

January 15, 2026

Board of Commissioners
Housing Authority of the City of Boonville

We have performed the procedure enumerated below on the electronically submitted information of the Housing Authority of the City of Boonville (Authority) to the U.S. Department of Housing and Urban Development, Public and Indian Housing – Real Estate Assessment Center (PIH-REAC) as of and for the year ended June 30, 2025. The Authority's management is responsible for the accuracy and completeness of the electronic submission to PIH-REAC.

The Authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining whether the electronic submission of certain information to PIH-REAC agrees with the related hard copy documents. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures and associated finding are as follows:

> We compared the electronically submitted information identified in the "UFRS Rule Information" column of the attached chart with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedures indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by the Authority to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in the *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the electronically submitted information identified in the "UFRS Rule Information" column of the attached chart agrees with the related hard copy documents. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

We were engaged to perform an audit in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Governmental Auditing Standards issued by the Comptroller General of the United States, for the Authority as of and for the year ended June 30, 2025, and have issued our report thereon dated January 15, 2026. The information in the "Hard Copy Documents" column listed in the attached schedule was included within the scope or was a by-product of the audit. Further, our opinion on the fair presentation of the Authority's financial data schedule (FDS) dated January 15, 2026, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the reporting package which includes the auditor's reports, is available in its entirely from the Authority. We have not performed any additional procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to HUD, PIH-REAC.

This report is intended solely for the information and use of the Authority and the U.S. Department of Housing and Urban Development, PIH-REAC, and is not intended to be and should not be used by anyone other than those specified parties.

Barrale Renshaw CPAs and Advisors

St. Louis, Missouri
January 15, 2026

Procedures	UFRS Rule Information	Hard Copy Document(s)	Findings
1	Balance Sheets and Revenue Expense (data line items 111 to 13901)	Financial Data Schedule, All CFDAs, if applicable	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion of FDS (data element G3100-040)	Auditor's Supplemental report on FDS	Agrees
4	Audit findings narrative (data element G5200-010)	Scheduled of Findings and Questioned costs	Agrees
5	General information (data elements series (G2000, G2100, G2200, G9000, G9100)	OMG Data Collection Form	Agrees
6	Financial statement report information (data element (G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs, Part I of OMB Data Collection Form	Agrees
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part I of OMB Data Collection Form	Agrees
8	Type of Compliance Requirement (G42000-020 & G4000-030)	OMG Data Collection Form	Agrees
9	Basic financial statements and auditor reports required to be submitted electronically	Basic Financial Statements (inclusive of auditor reports)	Agrees

BARRALE RENSHAW
• CPAs & Advisors LLC •
6200 Chippewa St. St. Louis, MO 63109

January 15, 2026

Board of Directors
Housing Authority of the City of Boonville
506 Powell Court
Boonville, Missouri 65233

Ladies and Gentlemen:

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Housing Authority of the City of Boonville, for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our pre-audit letter to you dated August 15, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Housing Authority of the City of Boonville are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during fiscal year June 30, 2025. We noted no transactions entered into by Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the low rent program's financial statements was (were):

> Management's estimate of the allowance for doubtful accounts is based on historical tenant accounts receivable, historical loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 15, 2026

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Housing Authority of the City of Boonville's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Housing Authority of the City of Boonville's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to report on the FDS (Financial Data Schedule), which accompany the financial statements but are not a required supplemental information. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on any other supplemental information, which accompany the financial statements but are not required supplemental information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the Board of Commissions and management of the Housing Authority of the City of Boonville and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Louis A. Barrale, CPA
Barrale Renshaw CPAs and Advisors LLC

BOARD OF PUBLIC WORKS
MEETING
January 29th, 2026

The Board of Public Works met at the City Services Building at 1200 Locust, 5:30 p.m. January 29th, 2026. The following voting members were present: Ed Scrivner, James Quint, and Glenn Bishop; consisting of a quorum. Other individuals were present: Drew Davis, Brad Wooldridge and Jeff Ditto, Director of Public Works.

ABSENT or EXCUSED: None

MINUTES: October 30th, 2026, minutes were presented, and a motion was made by Glenn Bishop to approve the minutes, and James Quint seconded the motion. The vote was unanimous.

PUBLIC COMMENTS: None.

BILLS PAID: Bills for October were looked at, and a motion was made to approve by Ed Scrivner, seconded by Glenn Bishop, approved by all.

OLD BUSINESS: None

NEW BUSINESS:

- **a)** Ted Stock requested review of the bill at 327 Main Street A due to a high bill resulting from a toilet leak. After discussions it was proposed by James Quint to provide a $150.00 credit and the motion was seconded by Glenn Bishop, approved by all.
- **b)** Stan Serck requested review of the bill at 630 E Spring Street due to a high bill resulting from a toilet leak while he was in the hospital. After discussions it was proposed by James Quint to provide a $293.89 credit and the motion was seconded by Ed Scrivner, approved by all.
- **c)** Brad Wooldridge requested review of the bill at 518 E Morgan Street due to a high bill resulting from a toilet leak. After discussions it was proposed by Ed Scrivner to provide $275.00 credit and the motion was seconded by James Quint, approved by all.
- **d)** The Impact Activity Center requested review of the bill at 1111 Rural Street due to a high bill resulting from a toilet leak. After discussions it was proposed by Glenn Bishop to provide $160.00 credit and the motion was seconded by James Quint, approved by all.

MISCELLANEOUS: None

ADJOURN: With no further business, the meeting was adjourned at 6:00 p.m. with a motion from Ed Scrivner, seconded by Glenn Bishop.

Respectfully submitted,

_____
Jeff Ditto

Approved by:

_____
Ed Scrivner, Chairman

CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF FEBRUARY 10, 2026

VOTING MEMBERS PRESENT

1) Ernie Ueligger
2) Brooks Rapp
3) Clark Greis
4) Sy Harvell
5) Ned Beach
6) Steve Hage

VOTING MEMBERS ABSENT: Josh Snoddy

STAFF/PRESENTERS/GUESTS

Jeff Ditto
Kate Fjell
Patrick Bennett – Civil and Environmental Consultants (McDonald's Rep)
Deb Lyster, McDonald's Representative
Geoff Shackelford, Boonslick Industries Director
Lori Woods, Unlimited Opportunities Executive Director

1. CALL TO ORDER: Mr. Hage called the meeting to order at 6:01 p.m. Roll call was taken with six (6) of eight (8) members present constituting a quorum.

2. MINUTES: Mr. Beach moved, and Mr. Rapp seconded a motion that the minutes be approved. Motion passed unanimously.

3. HEARING OF PUBLIC COMMENTS:
None

4. OLD BUSINESS:
None

5. NEW BUSINESS:

a. Final Site Plan Review for 490 Americana Drive, McDonald's

Mr. Hage asked the McDonald's representatives to introduce themselves to the Commission. Mr. Patrick Bennett stated he was the engineer and Ms. Deb Lyster introduced herself as McDonald's representative. Mr. Hage stated that this was a straightforward plan submitted and included the building elevations for the new structure. Mr. Hage stated that the property is within the corridor standards, but the building meets those requirements. Mr. Hage also stated that City Engineer reviewed the plans and found them to be complete and in compliance.

Mr. Harvell asked if there was a reduction in parking spots. Mr. Bennett stated that the parking spaces are comparable to the existing number of parking spaces.

Mr. Hage said the biggest change from the current building is that the building is moving closer to Americana Drive. Mr. Hage also stated that Mr. Vogler double-checked the stacking through the drive through lane and found it adequate.

Mr. Greis asked when the proposed construction would start. Ms. Lyster stated they hope to begin on April 1, 2026. Mr. Brooks asked how long construction would last and Ms. Lyster stated approximately 120 days, dependent on weather.

Ms. Fjell stated that at the request of McDonalds that this ordinance would not go before Council until March 2nd with a final reading on March 16th.

After discussion, Mr. Rapp moved and Mr. Greis seconded a motion to approve the final site plan at 490 Americana Drive, McDonald's, as presented. Ayes: Beach, Ueligger, Harvell, Rapp, Greis, Hage (6); Nays: None (0); Abstain: None (0)

b. Final Site Plan Review for Boonslick Industries Dog Grooming Facility

Mr. Hage asked for the Boonslick Industries Representatives to Introduce themselves. Mr. Geoff Shackleford stated he is the Director of Boonslick Industries. Ms. Lori Woods stated she is the Executive Director of Unlimited Opportunities. Mr. Hage stated that Boonslick industries is proposing to build a new structure that will house dog grooming and kenneling services. Mr. Hage stated that the property is in a C-2 zone and therefore zoned appropriately. Mr. Hage stated that there are 18 boarding stations and several grooming tables. Mr. Hage did point out that the access to this new facility would be along a gravel shared drive. This drive is considered private and therefore can remain gravel. Mr. Hage stated that City Engineer has reviewed the submitted plans and found them to be complete and in compliance with City codes.

Ms. Fjell stated that the address of the new facility will be 1624 West Ashley Road.

Mr. Hage asked if Boonslick Industries intended to operate the facility or lease it out. Mr. Shackelford stated that Boonslick Industries in partnership with Unlimited Opportunities will run the facility and employees will be from one of the two organizations.

Mr. Gries inquired about liability and inspections. Mr. Shackelford stated that the facility will be licensed through the state with an annual inspection and they are discussing insurance with their providers.

Mr. Harvell asked about fencing for the dogs. Mr. Shackelford stated that there is a substantial play yard. Although there is extensive grading work that will need to be done in the area to make the property ready for construction and use.

Ms. Fjell inquired about their timeline. Mr. Shackelford stated that they are receiving bids on the project this week and the bids will go to the Board for review. They hope to be operational by June of 2027.

After discussion, Mr. Ueligger moved and Mr. Greis seconded a motion to approve the final site plan at 1624 west Ashley Road, Boonslick Industries dog grooming facility as presented. Ayes: Beach, Ueligger, Harvell, Rapp, Greis, Hage (6); Nays: None (0); Abstain: None (0)

6. MISCELLANEOUS:

   Mr. Greis inquired about the City limits along Santa Fe Trail and the access to utilities.

7. ADJOURN
   Mr. Ueligger moved, and Mr. Rapp seconded a motion to adjourn the meeting. The motion passed unanimously. The Meeting adjourned at 6:31 PM

Respectfully submitted,

_____
Kate Fjell, City Administrator

401 Main Street | Boonville, MO 65233

City Of est. 1839
BOONVILLE
CITY HALL

660-882-2332 | Fax: 660-882-6608

February 10, 2026

To: Mayor and City Council
From: Kate Fjell, City Administrator
Re: 3.2.26 Council Meeting Notes and Comments

Since we didn't have a meeting on 2.17 have a little fuller agenda at the meeting tonight to catch up.

Consent Items

- Hydrovac Missouri: This is the final pay app for this project, and we will close it out this FY. Thankfully, this project was supported by a grant received through ARPA which reimbursed the City 82.99% of the project.
- CL Richardson: The water and sewer line project continues as weather allows.
- GBH Builders: This project is essentially wrapped up, and I am hoping to close it out this FY. The outstanding amount is $50,000. This has made a huge difference in the Y and improved user experience. As we wrap up this project, we will turn our attention to the parking and building renovations on the campus.

New Business

- Bill 2026-003 and Bill 2026-004: This are both related to the new FY budgets, they will be adopting the budget and the new water and sewer rates to take effect April 1.
- Bill 2026-005: Approving A final site plan for Boonslick Industries- This site plan was reviewed by Planning and Zoning on 2.10 and was approved. It meets all requirements for development.
- Resolution 2026-04 Amendment to Kemper Apartments LLC Development Agreement- Chris Ales will be at the meeting to discuss this request for an amendment related to the Option Agreement expiration date. He is requesting an amendment to move the option agreement from December 31, 2-26 to December 31, 2027. This will allow him to reapply for State Historic Tax Credits, which have undergone a rule change that will offer them more credits and more marketable credits, making them more valuable.
- Bill 2026-06 and Bill 2026-07: Both ordinances are related to the North taxilane reconstruction that was completed in summer of 2025. As you may recall, we have been utilizing as much federal funding as feasible to bring down the City's match. These two bills are to utilize funding that is available to us now but were not available at the time of construction. The total cost of this project was 1.6 million and the City's portion is $137K. Approving these agreements will allow us to access the last bit of funding available and close out the project.
- Bill No. 2026-008: McDonald's is planning to demolish the existing building and construct a new one. They anticipate the entire project to take 120 days. This project will likely be completed before roundabout construction begins in the same area. The project meets all design requirements in City ordinances.

General Comments:

- Last week we commemorated CTE career and technical education week with the school district. We are fortunate to have such a robust program at the high school to support and grow technical education and careers. Thanks for all you do!
- The Prayer breakfast is around the corner. It is scheduled for March 19th and the City will have a table. If any City council members would like to attend let Amber know so she can reserve your spot. The Prayer breakfast is a great community event annually; I encourage everyone to consider attending.
- We have several park positions available currently, so please spread the word. We are getting ready to get into the busy spring season, so it would be great to be fully staffed.
- MoDOT plans to put the roundabout out to bid in May, so this project will likely be underway in the summer. You may have heard, but both the Rocheport to Columbia and Rocheport Bridge to Boonville portions of expand I70 has been awarded. I would anticipate all these projects to begin in the spring/summer so it will be busy around here.

Economic Developer's Report

February 26, 2026

Narrative:

This month saw quite a bit of activity in working with existing businesses on retention and potential expansion plans. Additionally, several landowners and entrepreneurs have asked for support on gap analyses and market information on potential retail and restaurant projects. Work on the hotel project continues as well as continuing work on our prospect list. In this packet you will find information on the two revolving loan funds that the BCDC can support, which merits a discussion on reactivation.

Points of emphasis are in **Bold**.

1. **Active Projects:**

Boonslick Community Development Corporation

Active Project List

NEW | ADVANCING | ON HOLD | Questionable | Out

Updated: 2/20/2026

	Orig Date	Project Name	Type	Source	Score	Trend	Short Description	Loc
26	2/3/2026	Navoo	Manufacturing	MoPar	5	↔	Manufacturing - Wire Products	CH
25	1/12/2026	Endor	Manufacturing	MoPar	5	↔	Adv. Manufacturing and Testing	BCH
24	12/11/2025	Beagle	Manufacturing	MoPar	5	↔	Heavy Manufacturing	B
23	10/1/2025	Spinner	IT	Local	3	↔	IT Services Company	BCH
18	6/2/2025	Alan	Plt. Expansion	Local	5	↓	Training facility	C
17	5/27/2025	Locksmith 2	Food Mfg.	MoPar	6	↔	Food Manufacturing	B
16	5/1/2025	Extend	Energy	Local	9	↑	Energy	C
13	3/26/2025	Kraken	Med Eq. Mfg.	MoPar	5	↔	Medical Equipment Manufacturing	B
11	3/19/2025	Ace	Manufacturing	Local	5	↔	Assembly of high technology parts	C
9	3/19/2025	Zach	Manufacturing	Local	7	↑	Assembly of high technology parts	C/B
7	2/27/2025	Bell	Industrial	Local	3	↔	Plastic extrusion	B
3	**1/30/2025**	**Markus**	**Bioscience**	**Local**	**6**	↑	**Biomedical manufacturing**	**B**
2	1/30/2025	Pasta	Bioscience	Local	2	↔	Biomedical manufacturing	B
1	1/17/2025	Magnito	Industrial	MoPar	3	↔	High value metal recovery	C

2. **Attraction Activities:**
   a. **Project Naboo – Submitted HCIP and WPIP. (Pg. 4)**
   b. Project Mystique – No submission, no existing building. (Pg. 17)
   c. Project Gateway – No submission, no available land. (Pg. 18)
   d. **Project Apex – No submission, no available land (Pg. 22) Note the RFI detail**
   e. MoPar Real Estate Inquiry – No submission, no available building (Pg. 41)
   f. **Project Spinner**
      i. **Project Update (Pg. 42)**
   g. **Project Markus**
      ~~i. Prospect chose a location elsewhere in the State of Missouri~~

3. **Retention Activities:**
   a. **Kawasaki**
      i. **Chapter 100 Validation & Action by IDA**

4. **Expansion Activities:**
    a. **Project Clipper**
        i. **MoWorks Proposal (Pg. 58)**
        ii. **Discussion (Pg 71)**
        iii. **Alternate Proposal (Pg 72)**
    b. **Project Zach**
        i. **Relocation concept**
        ii. Industry partnership (Pg. 77)
    c. **Hotel Study**
        i. **Send prospect letters/info to two referred developers/operators (Pg. 79)**
        ii. **Met with Cobblestone developer on 2/11. Shared HC report (Pg. 81)**
        iii. **Potential student project for "two-fer" (Pg. 82)**
        iv. **May be affected by lease of property for I-70 project**

5. **Entrepreneurial Support:**
    a. **Upcoming class on marketing with Placer.ai (Pg. 83)**
    b. **Upcoming class on Virtual Reality (Pg. 84)**
    c. Distributed Ag Industry Trade Summit Info (Pg. 86)
    d. **Discussion regarding renewing Boonville MFA and HoCo revolving loan programs**
        i. **Combined documents (Pg. 87)**
    e. **Discussion on Ballparks Central (Pg. 105)**
    f. Counseled local entrepreneur on business concept.
    g. Provided local landowner with gap analysis for specific location (Pg. 121)
    h. Provided local entrepreneur with a resource list for prospective venture (Pg. 133)

6. Workforce Development:
    a. Arranged for HCEDC support for Workeys Testing - Fayette
    b. Skills Demand Report for production occupations (Pg. 135)
    c. National workforce trends – Lightcast Fault Lines (Pg 140)
        i. **Note page 145**

7. Housing Development:
    a. Interaction with Second and Vine developer re: Chap. 353

8. Community Activities
    a. Attended State of Entrepreneurship Meeting – Columbia 2/24
    b. Attend MEDC Weekly public policy updates
    c. Answered call from Joplin regarding potential collaboration 2/20
    d. Community Calendar committee 2/19
    e. HCEDC/BCDC Update meeting 2/18
    f. Connecting entrepreneurial communities event 2/13
    g. Facilitated Boonville/CoMo Connect Meeting 2/9
    h. Placer Training 2/9, 1/28
    i. Arranged flying club meeting with ASD 1/27
    j. Presented to Rotary 1/26
    k. Attended MoSourcelink Convening 2/5
    l. MoPar discussion – marketing strategy – multiple calls
    m. Updated COMO Shapefile into Boonville GIS system
    n. Liveplan training 1/23

9. **BCDC Topics**
    a. **Organizational governance discussion**

10. Other Matters
    a. Mo DED Economic Data Report (Pg. 146)
    b. Article: “Silicon Valley is building a shadow power grid…” (Pg. 147)
    c. Article: “How to Spot a Community That’s Ready for Your Investment” (Pg. 153)
    d. Article: “Lawsuit Asks Judge to Set Back Montgomery Co…” (Pg. 156)
    e. APLU Support Letter for MU (Pg. 158)
    f. Conceptual Boonville Future Zoning from Comprehensive Plan (Pg. 160)
    g. Roundabout Design – Main Street (Pg. 161)
    h. VISA US February Economic outlook (Pg. 162)
    i. VISA US February Spending Momentum Index (Pg. 166)

February 21, 2026

Dear Members of the Boonville City Council,

I sincerely thank you for the work that has already been done at Lion's Park. It has been incredibly meaningful for our family to see my son able to play alongside other children on a playground. For the first time, I was able to watch all four of my children sit together on a seesaw and simply be kids. Moments like that may seem small, but for families like mine, they are profound.



As you prepare for your upcoming budget meeting, I am writing to ask that playground improvements and inclusive design remain a priority in this year's parks budget. If public tax dollars are used to fund playground equipment or upgrades, those spaces must be designed to serve the entire public. That includes citizens with mobility challenges, sensory needs, developmental disabilities, and medical complexities. Accessibility is a fundamental matter of equity and responsible stewardship of taxpayer funds. When playgrounds are thoughtfully and universally designed, they serve all families.

Additionally, the Boonville Adaptive Playground Project is eager to partner again with the city to bring adaptive equipment to Harley Park. Possibly providing an adaptive swing set like Lion's Park. Supporting this effort within the current budget cycle would be a meaningful step toward creating a more inclusive park system for all families in Boonville. I have included some additional information for consideration.

I appreciate your service to our city and your thoughtful consideration as you make funding decisions for the year ahead.

Respectfully,

Kristin Ross O'Brien

217-549-7805

Playground Proposal

Harley Park Accessibility: I would also like to bring attention to a specific accessibility concern at Harley Park. The designated handicapped parking space located near the small fenced-in playground is currently surrounded by large concrete barriers ("bullets"). While these barriers may serve a protective purpose, their placement prevents a wheelchair ramp from properly deploying from a van or accessible vehicle. As a result, the parking space is functionally inaccessible for individuals who rely on ramp-equipped vehicles. A designated accessible parking space must allow sufficient clearance for side or rear ramp deployment, including an adjacent access aisle that meets ADA width requirements.

Lion's Park Accessibility: I would also like to raise an accessibility concern regarding Lion's Playground. The sidewalk leading from the designated handicapped parking space to the playground area is very steep. While there is technically a paved route, the grade of the sidewalk presents significant challenges for individuals using wheelchairs and for caregivers assisting them. I am aware of more than one occasion where a parent of a teenager who uses a wheelchair experienced extreme difficulty navigating this path particularly when exiting the playground and traveling uphill toward the parking area. What may appear manageable at first glance can become physically exhausting or even unsafe when pushing or maneuvering a larger mobility device and adult sized person up a steep incline.

The city could designate an additional handicapped parking space in a location that allows for a flat, direct, and shorter sidewalk to the playground entrance. Creating a level, accessible route from that space to the play area would significantly reduce the physical strain currently experienced by wheelchair users and caregivers.

Shade Sails/Structure Needed at Largest Playground at Harley & Lion's Park playground: Installing shade sails/structures at the largest Harley Park playground and Lion's playground would make the space safer. Shade helps regulate surface temperatures, reduces heat-related risks, and extends the usable hours of the park. It is especially important for children who are heat-sensitive, those with medical conditions, children who use mobility devices and cannot easily relocate to cooler areas, and caregivers supervising young children. In addition, shade structures protect playground equipment from UV damage, helping preserve the city's investment.

Upgrades: I request that any updates or replacements to playground ground surfacing be completed using poured-in-place rubber or a comparable firm, stable material. Upgrading to a surface that provides safe fall protection while remaining navigable for mobility equipment would significantly improve inclusion and usability for all families. https://dnr.mo.gov/waste-recycling/financial-assistance-opportunities/scrap-tire-surface-material-grant The Missouri Scrap Tire Surface Material Grant Program, administered by the Missouri Department of Natural Resources, provides funding to help communities use recycled Missouri scrap tires in public surface projects, including playground surfacing. The program supports installation of materials such as poured-in-place rubber that contain a required percentage of recycled tire content. For playground projects, the grant can help offset the cost of purchasing and installing accessible

rubber surfacing, making it a strong funding source for ADA-compliant and environmentally sustainable park improvements. Grants are open for this year until March 31, 2026.

Play Structures: Any stand-alone playground equipment being replaced or upgraded, should be replaced with equipment accessible by ramps rather than stairs. Ramped access allows children who use wheelchairs, walkers, or other mobility supports to participate in elevated play alongside their peers. Designing access into the structure from the start ensures true inclusion and avoids creating barriers that limit participation.

https://www.miracle-recreation.com/products/by-age-range Proplaygrounds: Beverly Park Playground Accessible Commercial System $68,000



https://playgroundexpedition.com/product/scylax/?utm_source=chatgpt.com Playground Expedition: Skylax $103,000



https://playgroundsetc.com/products/ps5-71105-inclusive-outdoor-playground?utm_source=chatgpt.com Playgrounds Etc.: Harmony Haven Inclusive Playground PS5-71105 $125,504



Elements of a Truly Inclusive Accessible Playground

- Accessible parking with proper access aisle
- Flat, ADA-compliant sidewalks from parking to playground
- Firm, stable accessible surfacing (poured-in-place or bonded rubber)
- Ramped play structures with wide turning platforms
- Multiple engaging ground-level play features (sensory panels, music, tactile elements)
- Adaptive swings (high-back, harness, molded seats)
- Inclusive motion elements (wheelchair-accessible spinner or seesaw)
- Shade structures over play and seating areas
- Quiet/sensory retreat space
- ADA picnic tables and caregiver seating with clear sightlines
- Accessible pathways connecting all play zones
- Proper drainage and lighting
- Visual signage and communication boards
- Secure fencing around the entire playground with accessible entry gates. A fully fenced playground adds an essential layer of safety, particularly for children who may wander, have limited safety awareness, or require close supervision.

Legislation

Recent Missouri legislation, including House Bill 2342, reflects a clear policy trend toward requiring playgrounds constructed or improved with public funds to comply with the 2010 ADA Standards for Accessible Design. These standards ensure accessible routes, stable surfacing, and inclusive play components so children with disabilities can meaningfully access and participate in playground activities. The upgrades requested in this proposal including poured-in-place accessible surfacing, ramped structures, and inclusive play features are fully aligned with the direction state policy is moving. By proactively incorporating these elements into Harley Park improvements, the City of Boonville can position itself ahead of compliance requirements while demonstrating a commitment to equity, responsible stewardship of taxpayer funds, and equal access for all children.

Public Works Monthly Report
January 2026

Water Treatment Plant
Plant Influent from River: 34,968,000 gals
Plant Effluent to System: 32,533,000 gals
- Water Treatment Plant put in a heat tape on the coagulant line at the head of the plant that froze and also put it inside insulation to keep from happening in the future.
- Water Treatment Plant chlorine sensors and turbidity meters were maintenance to stay in regulations.
- Water Treatment Plant All sensors for the UV, chlorine room and lab were calibrated and maintenance.

Wastewater Treatment Plant
Total flow processed - 24,240,000 gals
Average daily flow - 787,000 gals
Sludge disposed – 122.81 Tons
- Wastewater Treatment Plant Lift station #2 had 3 pumps clog with rocks and bricks replaced impeller on pump #3, replaced weir plate on pump#1 and pump #2 went down and needs replaced.
- Wastewater Treatment Plant Boonslick pump #1 pulled and removed rags that were clogging the impeller and stopping it from pumping.
- Wastewater Treatment Plant Started Maintenance on the UV system to get ready for April 1st. Replaced seals, hydraulic cylinders and oil and greased parts and replaced light bulbs.

Water Distribution / Sewer Collection:
Tapped in 2” service line at 2417 Mid America Industrial
Repair 6” water break 1100 Santa Fe Trail
New water service at 1329 Kiowa Court
Repair 8” water break at 1550 Ashley Road
Repair 4” valve South & Nelson
Snow Removal
Jetted problem sewer areas
Installed 4 new meters

Street Department:
Snow Removal
Storm drain project on 4th Street
Help with water leaks
Street Sweeping
Picked up yard waste

Central Garage:
Vehicles serviced and inspected – 7
Vehicle and equipment repairs – 9

Weather:
Average Temperature –28°
High Temperature – 68° January 8th, 2026
Low Temperature –(-5°) January 27th, 2026
Total Rain – 1.55”
Maximum Rain – 0.97” January 9th, 2026

Missouri Gaming Commission

State/Local Allocation of Gaming Revenues

RPT MGC/3

For the Period 1/1/2026 through 1/31/2026

Year beginning 1/1/2026

Gaming Date	Day	Admission Tax Remitted	GamingTax Remitted	Total Tax Remitted	State & Local Portion of AdmTax	State Portion of GamingTax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
01/01/2026	Thursday	$9,548.00	$76,016.68	$85,564.68	$4,774.00	$68,415.01	$7,601.67	$12,375.67
01/02/2026	Friday	$9,710.00	$78,200.14	$87,910.14	$4,855.00	$70,380.13	$7,820.01	$12,675.01
01/03/2026	Saturday	$10,236.00	$85,146.92	$95,382.92	$5,118.00	$76,632.23	$8,514.69	$13,632.69
01/04/2026	Sunday	$5,674.00	$39,379.54	$45,053.54	$2,837.00	$35,441.59	$3,937.95	$6,774.95
01/05/2026	Monday	$3,488.00	$17,155.55	$20,643.55	$1,744.00	$15,440.00	$1,715.55	$3,459.55
01/06/2026	Tuesday	$3,970.00	$33,189.36	$37,159.36	$1,985.00	$29,870.42	$3,318.94	$5,303.94
01/07/2026	Wednesday	$4,136.00	$34,723.44	$38,859.44	$2,068.00	$31,251.10	$3,472.34	$5,540.34
01/08/2026	Thursday	$4,012.00	$34,823.14	$38,835.14	$2,006.00	$31,340.83	$3,482.31	$5,488.31
01/09/2026	Friday	$7,556.00	$62,708.29	$70,264.29	$3,778.00	$56,437.46	$6,270.83	$10,048.83
01/10/2026	Saturday	$10,854.00	$83,929.36	$94,783.36	$5,427.00	$75,536.42	$8,392.94	$13,819.94
01/11/2026	Sunday	$6,038.00	$48,568.56	$54,606.56	$3,019.00	$43,711.70	$4,856.86	$7,875.86
01/12/2026	Monday	$3,388.00	$24,914.82	$28,302.82	$1,694.00	$22,423.34	$2,491.48	$4,185.48
01/13/2026	Tuesday	$3,738.00	$39,672.80	$43,410.80	$1,869.00	$35,705.52	$3,967.28	$5,836.28
01/14/2026	Wednesday	$4,272.00	$48,954.32	$53,226.32	$2,136.00	$44,058.89	$4,895.43	$7,031.43
01/15/2026	Thursday	$4,250.00	$44,028.91	$48,278.91	$2,125.00	$39,626.02	$4,402.89	$6,527.89
01/16/2026	Friday	$7,138.00	$64,544.90	$71,682.90	$3,569.00	$58,090.41	$6,454.49	$10,023.49
01/17/2026	Saturday	$9,414.00	$71,804.13	$81,218.13	$4,707.00	$64,623.72	$7,180.41	$11,887.41
01/18/2026	Sunday	$6,852.00	$46,563.16	$53,415.16	$3,426.00	$41,906.84	$4,656.32	$8,082.32
01/19/2026	Monday	$4,370.00	$34,735.97	$39,105.97	$2,185.00	$31,262.37	$3,473.60	$5,658.60
01/20/2026	Tuesday	$3,450.00	$37,575.58	$41,025.58	$1,725.00	$33,818.02	$3,757.56	$5,482.56
01/21/2026	Wednesday	$4,440.00	$37,438.79	$41,878.79	$2,220.00	$33,694.91	$3,743.88	$5,963.88
01/22/2026	Thursday	$5,070.00	$58,133.62	$63,203.62	$2,535.00	$52,320.26	$5,813.36	$8,348.36
01/23/2026	Friday	$5,242.00	$49,837.63	$55,079.63	$2,621.00	$44,853.87	$4,983.76	$7,604.76
01/24/2026	Saturday	$2,172.00	$16,664.74	$18,836.74	$1,086.00	$14,998.27	$1,666.47	$2,752.47
01/25/2026	Sunday	$2,224.00	$26,135.49	$28,359.49	$1,112.00	$23,521.94	$2,613.55	$3,725.55
01/26/2026	Monday	$2,738.00	$23,026.75	$25,764.75	$1,369.00	$20,724.08	$2,302.67	$3,671.67
01/27/2026	Tuesday	$3,324.00	$29,072.42	$32,396.42	$1,662.00	$26,165.18	$2,907.24	$4,569.24
01/28/2026	Wednesday	$4,932.00	$47,016.01	$51,948.01	$2,466.00	$42,314.41	$4,701.60	$7,167.60
01/29/2026	Thursday	$5,094.00	$50,243.75	$55,337.75	$2,547.00	$45,219.38	$5,024.37	$7,571.37
01/30/2026	Friday	$9,210.00	$84,548.96	$93,758.96	$4,605.00	$76,094.06	$8,454.90	$13,059.90
01/31/2026	Saturday	$10,998.00	$93,205.31	$104,203.31	$5,499.00	$83,884.78	$9,320.53	$14,819.53
Casino Report Totals:		$177,538.00	$1,521,959.04	$1,699,497.04	$88,769.00	$1,369,763.16	$152,195.88	$240,964.88
Casino YTD Totals:		$177,538.00	$1,521,959.04	$1,699,497.04	$88,769.00	$1,369,763.14	$152,195.90	$240,964.90

*Note : The figures contained in this report may be subject to adjustment.

Wide Area Progressive Jackpot Contribution Reported as Manual Jackpot on Third Saturday of Month